

2024035309 00135

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1040.00

PRESENTED & RECORDED
 10/17/2024 03:02:30 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3831

PG: 2340 - 2343

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,040.00

Parcel Identifier No. 6834-38-7449.000 Verified by Forsyth County on the ____ day of _____, 2024

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lots 5, 6 and 7, Block 77, Winston-Salem Land Development

THIS DEED made this 12th day of October, 2024, by and between

GRANTOR

Beachbreak Homes, Inc., a California corporation

**1611A S Melrose Drive #393
 Vista, CA 92081**

GRANTEE

Karen Sherrill and spouse, George Sherrill

**Property Address: 1801 Sunnyside Avenue
 Winston-Salem, NC 27127**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3688, Page 616, Forsyth County Registry.

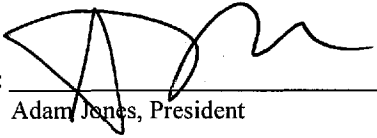
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Beachbreak Homes, Inc.

By:  (SEAL)
Adam Jones, President

State of California - County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Adam Jones.

Date: _____

Notary Public

Print Name

My commission expires: _____

**SEE NOTARY
ATTACHMENT**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On October 12 24 before me, Araceli Soriano, Notary Public
(insert name and title of the officer)

personally appeared Adam Jones
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: North Carolina General Warranty Deed

Document Date: October 12 24 Number of Pages: 4

Exhibit A

Situated South of Winston Salem North Carolina, and on the northeastern side of Sunnyside Avenue, fronting on said Avenue 75 feet and of that width extending back at tight angles to said Avenue in a northwardly course 150 feet to an alley, the same being known and designated as Lots 5, 6 and 7 in Block 77, on the map of Winston-Salem Land and Investment Company as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 40, at Page 395, to which reference is hereby made for a more particular description. Said plat being recorded in Plat Book 4, Page 147(3), Forsyth County Registry, to which reference is also made.