

2024035828 00108

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED
 10/22/2024 01:55:56 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3832
PG: 789 - 791

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: ~~\$80.00~~

Parcel Identifier No. 6835-89-3728.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 22 day of October, 2024 by and between

GRANTOR

RITA D. SCALES (UNMARRIED)
6082 GLEN WAY DRIVE, WINSTON-SALEM, NC 27107

GRANTEE

PROPHET GROUP HOME LLC
500 W. 5TH STREET, STE. 800, #1111, WINSTON-SALEM, NC 27101
SUBJECT PROPERTY: 909 N. GRAHAM AVENUE, WINSTON-SALEM, NC 27101

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 that certain lot or parcel of land and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3020, Page 999, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

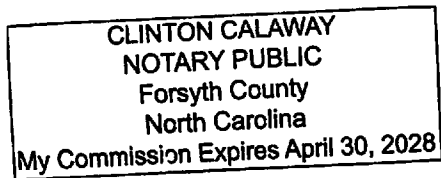
Rita D. Scales (SEAL)
RITA D. SCALES

____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **RITA D. SCALES (UNMARRIED)**. Witness my hand and official stamp or seal, this 22 day of October, 2024.

My Commission Expires: 4/30/28



Notary Public

Print Notary Name: Clinton Calaway

EXHIBIT A

Being known and designated as Lot 249 as shown on the Plat of NORTH CAMERON PARK ADDITION, as recorded in Plat Book 8 Page 217 in the office of the Register of Deeds of Forsyth County North Carolina, reference to which is made for a more complete description.