

**2024036562 00152**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$130.00**PRESENTED & RECORDED  
10/28/2024 03:50:02 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3833  
PG: 819 - 821**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$130.00****Parcel Identifier No.: 6838-70-1141.000**Prepared by/ mail to: **Iddings & Thacker, PLLC, 333 N. Greene Street, Ste. 506, Greensboro, NC 27401 (smt/ssv**Brief Description from the Index: **Lot 6, Pleasant View Development, Section 3, PB 8/PG 131**THIS DEED made this **28th day of October, 2024**, by and between**GRANTOR****Patricia Wood Lee, an unmarried person, and  
Amanda Taylor Perdue, an unmarried person, heirs  
of the Estate of Hattie Ward Wood 08E2016****Mailing Address: 1090 Whispering Pines Dr**~~319 Salisbury Street, #50~~~~27281~~ **Kernersville, NC 27284****GRANTEE****LK Property Holdings, LLC, a Florida Limited Liability  
Company****Mailing Address:****11755 Southwest 187th Street****Miami, FL 33177**

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 situated in, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit A attached hereto and made a part hereof****Property Address: 1106 Pleasant View Drive, Winston-Salem, NC 27105**The property hereinabove described was acquired by Grantor by instrument recorded in **Book 748, Page 320**.A map showing the above described property is recorded in **Plat Book 7, Page 25**, and referenced within this instrument.Is the property herein described the primary residence of the Grantors? **no**Submitted electronically by "Iddings & Thacker, PLLC"  
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.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, and rights of way of record or affecting the above-described premises and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

*Patricia Wood Lee*

Patricia Wood Lee

*Amanda Taylor Perdue*

Amanda Taylor Perdue

State of North Carolina, County of Guilford

I, Elizabeth K. Newsome, Notary Public, do hereby certify that **Patricia Wood Lee, an unmarried person, and Amanda Taylor Perdue, an unmarried person, heirs of the Estate of Hattie Ward Wood 08E2016** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 28th day of October, 2024.

*Elizabeth K. Newsome*

Official Signature of Notary

Elizabeth K. Newsome

Printed or typed name

My commission expires: 11/13/2027



**Exhibit A**

**Being all of Lot 6, Pleasant View Development, Section 3, as per plat thereof recorded in Plat Book 8, Page 131, Forsyth County Registry, reference to which is hereby made for a more particular description.**