

2024036712 00118

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$440.00

PRESENTED & RECORDED
10/29/2024 01:49:11 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3833
PG: 1698 - 1699

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$440.00

Parcel Identification No. 6808-60-2652

Title Insurance Company: _____

Mail/Box to: Grantee

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: 4647 SHATTALON - METES & BOUNDS

SELLER DOC PREP ONLY. NO TITLE SEARCH PERFORMED

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

GRANTOR	GRANTEE
Throwback Properties LLC, a North Carolina Limited Liability Company	LaJuanda Corinne Ellis, a single woman
<i>Mailing Address:</i> 5007 Monroe Road 200 Charlotte, NC 28205	<i>Mailing Address:</i> 4647 Shattalon Drive Winston-Salem, NC 27106

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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 4 as shown on Plat of Recombination Survey for Throwback Properties - Shattalon Drive, recorded in Plat Book 79, Page 3, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3778 Page 625.

All or a portion of the property herein conveyed _____ includes or xxx does not include the primary residence of a Grantor.

Submitted electronically by "Law Office of Thomas G. Jacobs"
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, other than the following exceptions:

- Easements, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

Throwback Properties LLC, a North Carolina Limited Liability Company

By: [Signature]
Marshall Casselman, Authorized Signer

STATE OF North Carolina
COUNTY OF Union

I, Dominick Carlsen, a Notary Public, certify that Marshall Casselman, Authorized Signer of Throwback Properties LLC personally came before me this day and acknowledged that he/she is Authorized Signer of Throwback Properties LLC, a Limited Liability Company, and that he/she, as Authorized Signer, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

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

Dominick Carlsen
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: March 17

