

2024037170 00024

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$800.00

PRESENTED & RECORDED
 11/01/2024 10:20:32 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3834

PG: 271 - 272

Excise Tax: \$ *700.00*

Parcel ID: Co: **6825-55-3312**

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd, Raleigh NC 27615

Brief Description for the index:

Lot No. Five (5) Plat of West Highlands, Section 4,

Recording Time, Book and Page

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *29* day of *October*, 2024, by and between

GRANTOR	GRANTEE
<p>Wilson Legacy, LLC</p> <p>617 MORRIS AVE. Bryn Mawr, PA 19010</p> <p><u> </u> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p>Green Street Home Buyers, LLC</p> <p><u>Property Address:</u> 1606 W. First St. Winston-Salem, NC 27104</p> <p><u>Mailing Address:</u> 555 S Mangum St #100 Durham, NC 27701</p>

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:

Being all of Lot No. Five (5) as shown on Plat of West Highlands, Section 4, plat of said property being recorded in Plat Book 6, page 5, 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 except for the exceptions hereinafter stated.

submitted electronically by "Lowry & Assoc"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

- 1. Subject to ad valorem taxes for the year 2024 and all subsequent years.
- 2. Subject to all easements, agreements, and rights of way of record.
- 3. Subject to restrictions of record, Forsyth County Registry.

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

Wilson Legacy, LLC
 By: *Kenneth Schwenke*
Kenneth Schwenke, CEO

STATE OF *Pennsylvania*
 COUNTY OF *Montgomery*

I, certify that the following person appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Kenneth Schwenke, CEO of Wilson Legacy, LLC**

Witness my hand and official stamp or seal, this the *29* day of *October*, 2024.

[Signature]
 Notary Public

My commission expires: *June 10, 2028*

Seal/Stamp

Commonwealth of Pennsylvania - Notary Seal
 Denise Marshall, Notary Public
 Montgomery County
 My commission expires June 10, 2028
 Commission number 1433219
 Member, Pennsylvania Association of Notaries

