

2024037255 00108

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$980.00
PRESENTED & RECORDED
11/01/2024 02:22:59 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3834
PG: 870 - 871

Excise Tax: \$ 980.00

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 Conveyance is insured by a title policy issued by

THIS DEED made this 30 day of October, 2024, by and between

GRANTOR	GRANTEE
Green Street Home Buyers, LLC	VRP Properties, LLC, a North Carolina limited liability company
555 S Mangum St #100 Durham, NC 27701	<u>Property Address:</u> 1606 W. First St. Winston-Salem, NC 27104
<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)	<u>Mailing Address:</u> 3208 Cottingham Court Greensboro, NC 27410

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 "Justice Law Group, P.A."
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.

GREEN STREET HOME BUYERS, LLC

By: Connor T.
Connor Teddy, General Manager

STATE OF NC
COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Connor Teddy, General Manager for GREEN STREET HOME BUYERS, LLC.**

Witness my hand and official stamp or seal, this the 30 day of October, 2024.

My commission expires: 6/22/28

Stephen D. Lowry
Notary Public
Seal/Stamp

