

**2024037298 00151**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$50.00**PRESENTED & RECORDED  
11/01/2024 04:19:09 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3834  
PG: 1118 - 1120**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$50.00

Parcel No.: 6837-54-0453

Mail To: S.L. Cox Law, PC, 201 Bellaris Street, Garner, NC 27529

This instrument was prepared by: S.L. Cox Law, PC (Insured with Key Title)

Brief description for the Index: Parcel ID(s): 6837-54-0453

THIS DEED made this **21st day of August, 2024**, by and between:

GRANTOR	GRANTEE
<b>Vanessa Renee Rhody, a widow (AKA Renee Rhody)</b> 467 Ontario St Winston Salem, NC 27105	<b>The Better Home Offer, LLC</b> 6851 Willow Court Fayetteville, NC 28314
Property is <input type="checkbox"/> is not <input checked="" type="checkbox"/> primary residence of the grantor.	<b>Property Conveyed:</b> 4225 Ogburn Avenue, Winston Salem, NC 27105

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, City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A**

The property hereinabove described was acquired by Grantor, see **Book 2633, Page 2932**.

A Map showing the Property hereinabove described is recorded in **Book 1, Page 106**.

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:

**General easements of record.****Restrictive covenants of record.**

submitted electronically by "SL Cox Law PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Ad valorem taxes now due and payable.

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

X Vanessa Renee Rhody  
Vanessa Renee Rhody

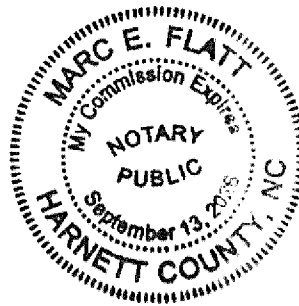
STATE OF North Carolina  
COUNTY OF Harnett

I, MARC E. FLATT, a Notary Public, do hereby certify that Vanessa Renee Rhody personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 30<sup>th</sup> day of October, 2024.

Printed Name: MARC E. FLATT

My Commission Expires: 9/13/2026



## **EXHIBIT A**

Lying and being in Middle Fork Township and Beginning at an iron stake on the East side of Ogburn Avenue, said iron stake being 289 feet North of the N.E. corner of the intersection of Ogburn Avenue and Griffith Street, and running thence Northwardly along the East side of Ogburn Avenue a distance of 90 feet to a stake; thence Eastwardly and parallel with the North Line of Griffith Street a distance of 146.7 feet, more or less, to an iron stake in the West line of Lot No. 254; thence Southwardly, and parallel with Ogburn Avenue, along the West line of Lot 254, a distance of 90 feet to an iron stake; thence Westwardly and parallel with the North line of Griffith Street a distance of 146.7 feet to the place of Beginning. Being part of Lot 255 as shown on the Plat of Montview as recorded in Plat Book 1, at page 106, in the office of the Register of Deeds of Forsyth County, North Carolina.