

2024037312 00004

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$90.00

PRESENTED & RECORDED

11/04/2024 08:06:49 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3834

PG: 1210 - 1211

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$90.00****Parcel No.:****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 Keystone Title)

Brief description for the Index:

THIS DEED made this 1st day of November, 2024, by and between:

GRANTOR	GRANTEE
The Better Home Offer, LLC 1181 Hunters Trail Hope Mills, NC 28348 Property is <input type="checkbox"/> is not <input checked="" type="checkbox"/> primary residence of the grantor.	Agustina Del Carmen Perez Melendez 5416 Pine View Drive Winston Salem, NC 27105 Property Conveyed: 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:

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 a part of Lot 255 as shown on the Plat of Montview as recorded in Plat Book 1, at pager 106, in the office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor, see Book 3834 Page 1118.

A Map showing the Property hereinabove described is recorded in _____.

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

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.

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.

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.

The Better Home Offer, LLC

BY: _____

Dillon Mabe

STATE OF NC

COUNTY OF Wake

I, Samantha L Cox, a Notary Public, do hereby certify that 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 1 day of November, 2024.

Sa
Printed Name: Samantha L Cox

My Commission Expires: FEB 23 2027

