

2024037442 00134

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$164.00

PRESENTED & RECORDED
11/04/2024 01:51:58 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3834
PG: 1878 - 1880

Tax Parcel Identifier Number: 6836-15-8490.000

Revenue Stamps: 164.00

This instrument was prepared by: **Truman Barker, Esq**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey or Title Examination.
Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made *October 31*, 2024 by and between

GRANTOR

GRANTEE

**RONALD WILLIAMS, unmarried, and
DWAYNE WASHINGTON, unmarried**

**MILAM MANAGEMENT GROUP,
LLC, a North Carolina limited liability
company**

Mailing Address:
4670 Duffer Lane
Pfafftown, NC 27040

Mailing Address:
379 S Swing Road
Greensboro, NC 27409

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:

See Exhibit A attached hereto and incorporated herein by reference.

Said parcel having the address of: **26 W Twenty-Five Street, Winston Salem, NC 27105**

submitted electronically by "Barker Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 2853, Page 1599, in the Forsyth County Registry.

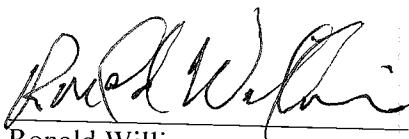
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

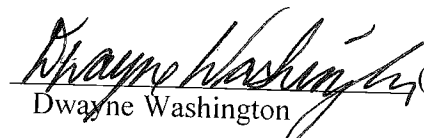
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

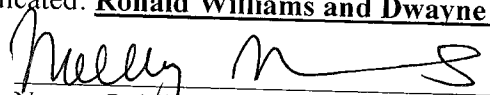
 (SEAL)
Ronald Williams

 (SEAL)
Dwayne Washington

County of Forsyth, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Ronald Williams and Dwayne Washington**

Date: 10/31/2024


Notary Public

My Commission Expires: 10/25/2025

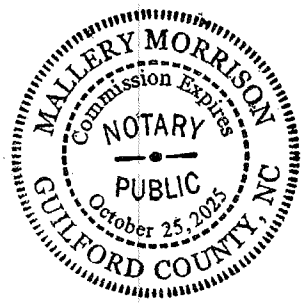


EXHIBIT A

BEGINNING at an iron stake located in the Southern right of way line of West 25th Street, said point being located in the Northwest corner of Lot 20 as shown on the Map of Greenway Place, Block F, as recorded in Plat Book 4, Page 73, Forsyth County Registry, thence running with said right of way line South 86 degrees 45 minutes East 60.02 feet to an iron stake; thence running South 02 degrees 16 minutes 10 seconds West 109.78 feet to an iron stake; thence running North 86 degrees 50 minutes 05 seconds West 59.24 feet to an iron stake; thence running North 01 degrees 51 minutes 50 seconds East 109.89 feet to an iron stake located in the Southern right of way line of West 25th Street the point and place of BEGINNING, and being the Western portion of Lots 19 and 20 on the Map of Greenway Place, Block F, which is recorded in Plat Book 4, Page 73 in the Forsyth County Registry; and also being the same property as shown on a map entitled Henry O. Washington and wife, Ernestine, prepared by Allied Land Surveying Co. dated 10/21/87, and being all of and the same property as described in Book 1626, Page 4048, Forsyth County Registry.

Property Address: 26 West Twenty-Fifth Street, Winston Salem, NC 27105

Parcel ID: 6836-15-8490.000