

2024037476 00168FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$16.00PRESENTED & RECORDED
11/04/2024 03:35:27 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3834
PG: 2092 - 2094**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$16.00

Parcel Identifier No.: 6837-98-3723.000

Mail after recording to: First Homes, LLC, 500 Timber Lane, Weddington, NC 28104

This instrument was prepared by: Law Office of Montgomery and Hart, 3440 Toringdon Way, Suite 205, Charlotte, NC
28277

Brief Description from the Index:

THIS DEED made this 31 day of October, 2024, by and between**GRANTOR**

John A. Polite and Agress Polite, a married couple

1983 Emorywood Road
Rural Hall, NC 27045**GRANTEE**First Homes, LLC, a North Carolina Limited Liability
CompanyPO Box 1367
Thomasville NC 27361

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" Attached Hereto and Made a Part HereofThe property herein described is or is not the primary residence of the Grantors.The property herein described was acquired by Grantor by instrument recorded in Book 1514, Page 194,
Forsyth County Registry.submitted electronically by "Hart Legal Group"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

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:

All such valid and enforceable easements, conditions, restrictions as may appear of record and the lien of ad valorem taxes for the current year, which the Grantee(s) hereby assumes and agree to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

x John A. Polite
John A. Polite

x Agress Polite / Agress Polite
Agress Polite

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Aultrice Richmond, Notary Public, do hereby certify that John A. Polite and Agress Polite personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 31st day of October, 2024.

Aultrice Richmond
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10-13-2027

AULTRICE RICHMOND
Notary Public - North Carolina
Forsyth County
My Commission Expires 10-13-2027

Exhibit "A"

BEGINNING at an iron stake in the right of way line of Gwyn Street, Fairley Wall's northwest corner as described in Deed Book 1006, Page 928, Forsyth County Registry, thence running North 03 deg. East 207.87 feet to an iron stake; thence running South 84 deg. 53 min. 30 sec. East 141.12 feet to an iron stake; thence running South 4 deg. 48 min. East 177.13 feet to an iron stake; thence running South 83 deg. 38 min. West 167.18 feet to the point and place of BEGINNING, said property also being known as Lots 57-B and 58-B, Block 3017, Forsyth County Tax Map.

PIN: 6837-98-3723.000