

2024038131 00125

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED
11/08/2024 02:18:47 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3835
PG: 1072 - 1074

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 220

Parcel Identifier No. _____ Verified by: _____ County on the ____ day of _____ 20__
By: _____

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: **3928 Burtis St**

THIS DEED made this 8th day of November 2024 by and between

Grantor	Grantee
Latter Rain Investments, LLC PO Box 21173 Winston Salem, NC 27120	SMI Investment Inc. PO Box 759 Pleasant Garden, NC 27313

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3408, Page 4139.

A map showing the above described property is recorded in Plat Book ___ Page ___.

TO HAVE AND TO HOLD 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:

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

Latter Rain Investments, LLC

[Handwritten signature]
By: _____
Title: President

_____(SEAL)
_____(SEAL)

STATE OF NORTH CAROLINA - COUNTY OF Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Baron Washington personally came before me this day and acknowledged that he is the President of **Latter Rain Investments, LLC**, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 8 day of November 2024.

My Commission Expires: 6/17/28

[Handwritten signature]
NOTARY PUBLIC
Printed Name: KENNETH S. LUCAS JR

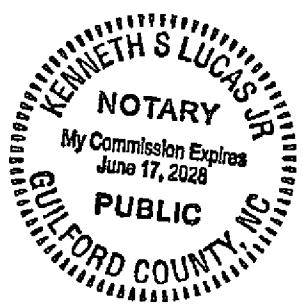


EXHIBIT "A"

BEING Lots 11C, 12C, 13C and 14C as shown on the Map of BROOKSIDE, recorded in Plat Book 12, Page 121, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located hereon; said property is commonly known as 3928 Burtis Street, Winston-Salem, NC.