

**2024038592 00077**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$130.00**

PRESENTED &amp; RECORDED

11/13/2024 12:59:07 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

**BK: RE 3835****PG: 3512 - 3513****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

PARCEL IDENTIFIER NO. 6835-70-8619

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
 BRIEF DESCRIPTION FOR THE INDEX: Lots 295 & 296 Columbia Heights

THIS DEED made this 7 day of November, 2024, by and betweenTitle Company: *Omega National Title**Agency, LLC***GRANTOR****GRANTEE****Empire Cash Offer LLC, a Delaware Limited Liability Company****Cory Williams, a married man**

Mailing Address 4040 Piedmont Dr #362  
 Highland, CA 92346

Property Address: 1436 Fitch St.  
 Winston Salem, NC 27107

Mailing Address 5512 Franklin Springs Circle  
 Charlotte, NC 28217

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No(s) 295 and 296 as shown and Revised Map of Columbia Heights Extension recorded in Plat Book 4, Page 177, Forsyth County Registry.

Property Address: 1436 Fitch St Winston-Salem NC 27107  
 Parcel ID: 6835-70-8619

All or a portion of the property herein conveyed (\_\_\_\_) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **3816** at Page **905**.

**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 "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"  
 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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

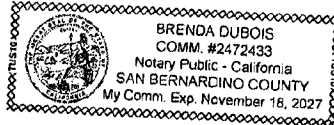
Empire Cash Offer LLC

BY: 

Leurell Alex Jacobs

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California



COUNTY OF San Bernardino

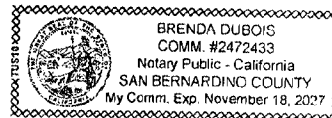
I certify that **Leurell Alex Jacobs**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein as **member/manager of Empire Cash Offer LLC**

Witness my hand and Notarial stamp or seal this 07 day of November, 2027.

Notary Signature: Brenda Dubois

[Notarial Seal]

Notary's Printed Name: Brenda Dubois



My Commission Expires: 11/18/2027