

**2024039013 00187**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$90.00PRESENTED & RECORDED  
11/15/2024 03:02:11 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3836  
PG: 1473 - 1475**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$90

Parcel Identifier No.: 6844-11-5036.000

Mail after recording to: North Carolina Remodel Masters, Inc., 620 Guilford College Road, Ste D, Greensboro, NC 27409

This instrument was prepared by: Goins Law, 2212 Eastchester Drive, High Point, NC 27265

This instrument prepared by Goins Law, 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 from the Index: Lot No. 88, Map of EASTON REVISED

Title Policy: Title Connect NC 24-0423

THIS DEED made this 15<sup>th</sup> day of November, 2024, by and between**GRANTOR**

Marcus Gadson and spouse, Trixie Gadson

4641 Kelly's Trail  
Winston-Salem, NC 27101**GRANTEE**

North Carolina Remodel Masters, Inc.

Property Address:  
1104 Louise Road  
Winston-Salem, NC 27107Mailing Address:  
620 Guilford College Road, Ste D  
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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**The 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 2535, Page 726, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 14, Page 23A, and referenced within this instrument.

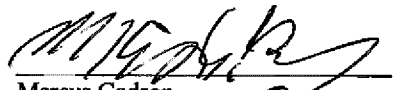
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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:

- Any easements, restrictions or rights of way of record.**
- 2024 ad valorem taxes.**

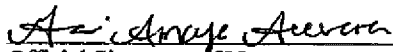
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

  
 \_\_\_\_\_  
 Marcus Gadson

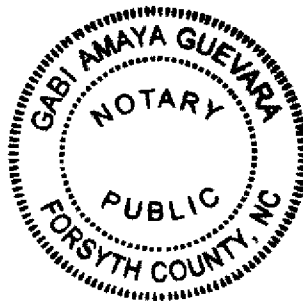
  
 \_\_\_\_\_  
 Trixie Gadson

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, Gabi Amaya Guevara Notary Public, do hereby certify that Marcus Gadson and Trixie Gadson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 8th day of November 2024.

  
 \_\_\_\_\_  
 Official Signature of Notary  
 Printed or typed name of Notary

My Commission Expires: MAY 14, 2029



**Exhibit "A"**

**BEING KNOWN AND DESIGNATED as Lot No. 88 as shown on the Map of EASTON REVISED, which is recorded in Plat Book 14, Page 23A (4) in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.**

**Tax Parcel Number: 6844-11-5036.000**

**Property Address: 1104 Louise Road, Winston-Salem, NC 27107**