

2024039291 00047

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$72.00

PRESENTED & RECORDED

11/19/2024 11:55:50 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3836**PG: 3111 - 3112**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 72.00

Parcel Identifier No.: *part of* 6844-78-8595 (Block 2595, Lot 04G)

Mail tax bills to Grantee: 4425 S. Main Street, Winston-Salem, NC 27127

This instrument was prepared by: T. Thomas Kangur, 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: Lot 4, Ralph Gilreath property

THIS DEED made this 18th day of November, 2024 by and between,

GRANTOR	GRANTEE
ALAN LEE BRINCEFIELD (unmarried)	GALLERY BUILDERS LLC a North Carolina limited liability company
Mailing Address: 1665 Reynolds Forest Drive, Winston-Salem, NC 27107	Mailing Address: 4425 S. Main Street, Winston-Salem, NC 27127

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:

Being known and designated as Lot No. 4, as shown on the map of RALPH GILREATH, as recorded in Plat Book 18, Page 72, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 0 Reynolds Forest Drive, Winston-Salem, NC 27107

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2050, Page 3277 Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 18, Page 72.

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

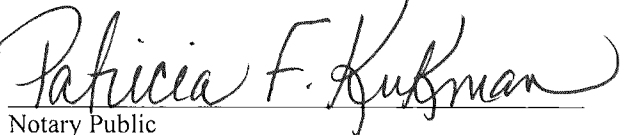
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Alan Lee Brincefield

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Alan Lee Brincefield**

Date: 11-18-24


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29