2024039470 00096

FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX **\$470.00**

PRESENTED & RECORDED 11/20/2024 01:16:06 PM LYNNE JOHNSON REGISTER OF DEEDS BY: OLIVIA DOYLE, ASST

BK: RE 3836 PG: 4300 - 4304

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$470.00	
Parcel Identifier No. 5888-14-6454,000	
Verified by County on the day	of , 20
By:	
Mail to: Atlas Orange, 109 East Mountain Street - Suite D, Kernersville, NC 27284	
This instrument prepared by: Rob Sosower, a licensed North Carolina attorney	
Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon dishursement of closing proceeds.	
Brief Description for the Index:	
THIS DEED made the 10 day of NINCMOLY, 2024, by and between	
THIS DEED made the 10 day of NV V(111V(1 . 2024, by and between	
4	
GRANTOR	GRANTEE
WestCar Properties, LLC	Maureen A. Foy and spouse,
a North Carolina Limited Liability Company	Kevin D. Foy, Sr.
1	
10x Properties, LLC	
a North Carolina Limited Liability Company]
Grantor Address:	Property Address:
210 West 4th Street, 101	3812 Vienna Dozier Road
Winston-Salem, NC 27101	Pfafftown, NC 27040

The designation Granter 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 Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

Book 3836 Page 4301

The property herein described was acquired by Grantor by instrument recorded in Book 3815, Page 1969, Forsyth County Registry.

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

WestCar Properties, LLC, a North Carolina Limited Liability Company

Jeremy Chase Melton, Manager

STATE OF NORTH LAYOUNA COUNTY OF FORSYTY

I. Bailey Avales., a Notary Public, certify that Jeremy Chase Melton, Member/Manager of WestCar Properties, LLC personally came before me this day and acknowledged that he/she is Member/Manager of WestCar Properties, LLC, a Limited Liability Company, and that he/she, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Official Signature of Notary Printed or typed name of Notary

Bailey Andrews
My Commission Expires: 3/31/2029

BAILEY ANDREWS
Notary Public, North Carolina
Forsyth County
My Commission Expires
March 31, 2029

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

10x Properties, LLC, a North Carolina Limited Liability Company

Kirk Lee Casstevens, Manager

STATE OF NORTH CAPOLINA COUNTY OF FORSYTH

I, Barry Public, certify that Kirk Lee Casstevens, Member/Manager of 10x Properties, LLC personally came before me this day and acknowledged that he/she is Member/Manager of 10x Properties, LLC, a Limited Liability Company, and that he/she, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Official Signature of Notary Printed or typed name of Notary

Bailey Anarews
My Commission Expires: 3/31/2029

BAILEY ANDREWS Notary Public, North Carolina Forsyth County My Commission Expires March 31, 2029

Exhibit "A" Property of Maureen A. Foy and spouse, Kevin D. Foy, Sr. 3812 Vienna Dozier Road

ALL THAT PARCEL OF LAND LYING IN TOWNSHIP OF VIENNA COUNTY OF FORSYTH STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE, SAID IRON STAKE BEING THE SOUTHWEST CORNER OF JOHN W. HICKS' PROPERTY (SEE DEED BOOK 752, PAGE 85, FORSYTH COUNTY REGISTRY), SAID IRON STAKE BEING IN THE EAST LINE OF S. M. GILBERT (SEE DEED BOOK 636, PAGE 260, FORSYTH COUNTY REGISTRY); RUNNING THENCE FROM SAID BEGINNING POINT WITH THE SOUTH LINE OF JOHN W. HICKS, NORTH 87 DEGREES 15 MINUTES EAST 169.88 FEET TO A STAKE IN THE WEST RIGHT OF WAY LINE OF VIENNA DOZIER ROAD, SOUTH 02 DEGREES 45 MINUTES EAST 223.48 FEET TO AN IRON STAKE IN THE WEST RIGHT OF WAY LINE OF VIENNA-DOZIER ROAD, SAID IRON STAKE BEING THE NORTHEAST CORNER OF JAMES GRAY HARDIE PROPERTY KNOWN AS TAX LOT IR, BLOCK 4602 FORSYTH COUNTY TAX MAPS; RUNNING THENCE WITH THE NORTH LINE OF SAID TAX LOT IR. SOUTH 87 DEGREES 40 MINUTES WEST 212.36 FEET TO AN IRON STAKE. THE NORTHWEST CORNER OF SAID TAX LOT IR IN THE EAST LINE OF S. M. GILBERT; RUNNING THENCE WITH THE EAST LINE OF S.M. GILBERT, NORTH 08 DEGREES 05 MINUTES EAST 226.0 FEET TO AN IRON STAKE, THE POINT AND PLACE OF BEGINNING.

The subject property is the same as that property described in Deed Book 3815, Page 1969, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5888-14-6454.000 on the Forsyth County Tax Maps.