

2024039602 00045

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$290.00

PRESENTED & RECORDED
11/21/2024 10:36:38 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3837
PG: 396 - 398

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$290.00

Parcel No. 6844-07-0689.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 1901 Bertha Street Winston Salem, NC 27107

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 90, Allendale, Plat Book 2, Page 28, Forsyth County, North Carolina.

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

GRANTOR	GRANTEE
<p style="text-align: center;">107 Ladson, LLC a South Carolina Limited Liability Company</p> <p style="text-align: center;">FORWARDING ADDRESS: 301 N. Main Street Ste 501 Greenville, SC 29601</p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p style="text-align: center;">Annie Parson, widow and Sharon Hayes, widow As joint tenants with rights of survivorship</p> <p style="text-align: center;">PROPERTY ADDRESS: <u>1901 Bertha Street Winston Salem, NC 27107</u></p>

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:

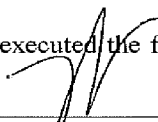
See attached Exhibit "A"

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 "Heather Kiger Law PLLC"
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 the lawful claims of all persons whomsoever, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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



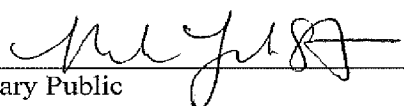
107 Ladson LLC
BY: JAKE VAN GIESON
ITS: MANAGER

(SEAL)

SOUTH CAROLINA
COUNTY OF Greenville

I, the undersigned Notary Public, do hereby certify that JAKE VAN GIESON personally appeared before me this day and acknowledged that he is (Member/Manager) of 107 LADSON, LLC, a limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal this 8th day of OCTOBER 2024



Notary Public

My commission expires:
9/5/2028

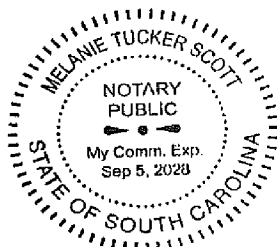


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 90 as shown on the Map of Allendale as recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.