

2024039614 00057

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$214.00

PRESENTED & RECORDED
 11/21/2024 10:59:24 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3837
PG: 478 - 479

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$214.00

Parcel Identifier No. 6846-12-3615.000

Mail after recording to: Grantee at address shown below

**This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.
 DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX
 COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.**

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 13th day of November, 2024 by and between

**GRANTOR
 EF3R3, LLC**

1710 KELLER PARKWAY #1797, KELLER, TX 76248

GRANTEE

**DUSTIN LEE MARSHALL AND WIFE, CARLA WEATHERFORD MARSHALL
 MAILING ADDRESS: 1431 BRIDGTON ROAD, WINSTON-SALEM, NC 27127
 SUBJECT PROPERTY: 1456 DOUGLAS STREET, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 227, BLOCK K AS SHOWN ON THE MAP OF FOURTEENTH STREET DEVELOPMENT COMPANY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 32A IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3719, Page 4093, Forsyth County Registry.

The above-described property does does not include the primary residence of the Grantor.

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.

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

EF3R3, LLC

By: _____ (SEAL)
CRUZ SIERRA, MANAGER

STATE OF Texas COUNTY OF TRAVIS

I certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **CRUZ SIERRA, MANAGER OF EF3R3, LLC**. Witness my hand and official stamp or seal, this the 13 day of November, 2024.

My Commission Expires: 2-1-2028

Nathalie
Notary Public

Print Notary Name: Nathalie Myers

