

**2024039911 00188**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$596.00**

PRESENTED & RECORDED  
 11/22/2024 03:42:00 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3837**

**PG: 2238 - 2242**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$596.00

Parcel Identifier No. 6817-46-6391.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail to: Grantee

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange.

*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 Number 22 Map of Wakeolda Woods Development

THIS DEED made the 20 day of November, 2024, by and between

GRANTOR	GRANTEE
<p><b>Legacy Capital Investment Group,</b>  <i>a Delaware Corporation</i></p> <p>Grantor Address:            PO Box 39664            Greensboro, NC 27438</p>	<p><b>Matthew McGowen, an unmarried man</b></p> <p>Property Address:            3112 Minart Drive            Winston-Salem, NC 27106</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 Exhibit "A" attached hereto and incorporated by reference.**

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

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 "Stegall & Clifford, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

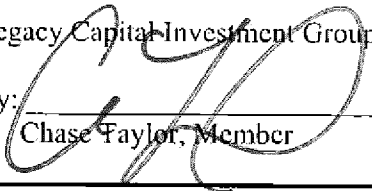
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to 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.

Legacy Capital Investment Group Inc., a Delaware Corporation

By:  (SEAL)

Chase Taylor, Member

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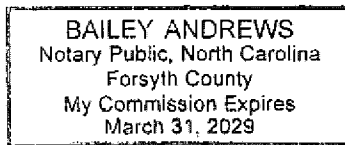
STATE OF North CarolinaCOUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Chase Taylor, Member of Legacy Capital Investment Group, personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 20 day of November, 2024.

Bailey Andrews

Bailey Andrews Notary Public



My commission expires:

3/31/2029

**Exhibit "A"**  
**Property of Mathew McGowen**  
**3112 Minart Drive**

BEING known and designated as Lot Number 22 as shown on the Map of Wakeolda Woods Development, recorded in Plat Book 17, Page 153, Forsyth County Registry.

*The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*