

2024040184 00225

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 11/25/2024 04:39:58 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3837
 PG: 3871 - 3872

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: NTC

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. 6834-81-1105.000

Mail after recording to: Grantee at mailing address 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 disbursement of closing proceeds.

THIS DEED made this 25 day of NOVEMBER 2024 by and between

**GRANTOR
 DUSTIN MARSHALL AND WIFE, CARLA MARSHALL**

**GRANTEE
 MARSHALL RENTAL PROPERTIES, LLC
 MAILING ADDRESS: 1431 BRIDGTON RD., WINSTON SALEM, NC 27127
 PROPERTY ADDRESS: 3235 FREMONT ST., WINSTON SALEM, NC 27107**

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. 32 AS SHOWN ON THE PLAT OF CLINARD HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 54 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3812, Page 614, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 5, Page 54 and referenced within this instrument.

The above-described property 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, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

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

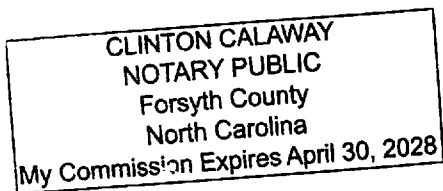
Dustin Marshall (SEAL)
DUSTIN MARSHALL

Carla Marshall (SEAL)
CARLA MARSHALL

NORTH CAROLINA
Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **DUSTIN MARSHALL AND CARLA MARSHALL**

Witness my hand and official stamp or seal, this the 25 day of November, 2024.



Clinton Calaway
Notary Public
Print Notary Name: Clinton Calaway
My Commission Expires: 4/30/28