

**2024040936 00097**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$280.00

PRESENTED & RECORDED  
 12/03/2024 02:49:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3838

PG: 3954 - 3955

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$280.00
Parcel ID:	6835-89-7165.000
Mail Tax Bill to:	828 N. Cameron Avenue, Winston-Salem, North Carolina 27101
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC 380 Knollwood Street Suite 400 Winston-Salem, North Carolina 27103 File#:2794.24375HarrisBurton
Brief description for the index:	Lot 346, North Cameron Park Addition

This instrument prepared by: T. Lawson Newton, 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 GENERAL WARRANTY DEED ("Deed") is made on the 2<sup>nd</sup> day of December, 2024, by and between:

GRANTOR	GRANTEE
NC Homebuyers LLC, a North Carolina Limited Liability Company 5531 Parkwood Drive Raleigh, North Carolina 27612	Deljew Harris, unmarried & Destiny Burton, unmarried 828 N. Cameron Avenue Winston Salem, North Carolina 27101

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Said lot lying and being on the West side of Cameron Avenue between Eighth and Ninth Street, having a frontage on Cameron Avenue of 50 feet and of the same width extending back Westwardly between parallel lines a distance of 150 feet to a 10 foot alley, Being known and designated as lot number 346 as shown by and upon a map of North Cameron Park Addition made and sworn to by G.F. Hinshaw, Civil Engineer in January 1938 and of record in the Public Registry of Forsyth County in Plat Book number 8 at Page 217, 8 sheets.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3806, Page 1257.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens, if any, for North Cameron Park Addition recorded in the Office of the Register of Deeds for Forsyth County, North Carolina and, any amendments thereto.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 8, Page 217.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

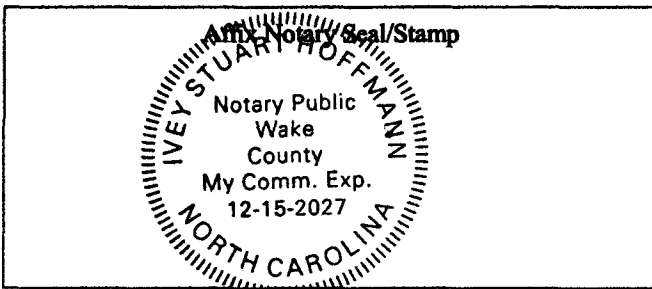
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

NC Homebuyers, LLC  
Entity Name

By: \_\_\_\_\_  
Name: Kevin Ramirez  
Title: Member

STATE OF NC, COUNTY OF Wake

I, Ivey Stuart Hoffmann, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2nd day of December, 20 24 each acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any):  
Kevin Ramirez as Member of NC Homebuyers, LLC



\_\_\_\_\_  
Notary Public (Official Signature)  
My commission expires: 12-15-2027