

2024041221 00086

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED

12/05/2024 01:08:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3839**PG: 1186 - 1187**

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: ~~\$~~ 180.00

Parcel Identifier No. 6846-12-7291.000

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 5 day of December, 2024 by and between

**GRANTOR
 ACRES PROPERTIES LLC
 1003 BEARHOLLOW ROAD, GREENSBORO, NC 27410**

**GRANTEE
 DUSTIN L. MARSHALL
 MAILING ADDRESS: 1431 BRIDGTON ROAD, WINSTON-SALEM, NC 27127
 SUBJECT PROPERTY: 1423 EMERALD STREET, WINSTON-SALEM, NC 27101**

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 ALL OF LOT 281 MAP OF EAST 14TH STREET DEVELOPMENT COMPANY PROPERTY, AS RECORDED IN PLAT BOOK 2, PAGE 32A IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND BEING THE PROPERTY LOCATED AT 1423 EMERALD STREET, WINSTON-SALEM, NORTH CAROLINA.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3475, Page 1217, 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.

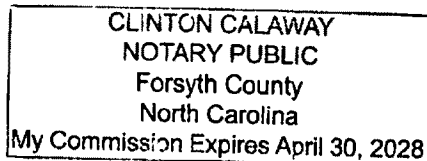
ACRES PROPERTIES LLC

By: [Signature] (SEAL)
AARON MOORE, MANAGING MEMBER

STATE OF NC - COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **AARON MOORE, MANAGING MEMBER OF ACRES PROPERTIES LLC**. Witness my hand and official stamp or seal, this the 5 day of December, 2024.

My Commission Expires: 4/30/28



Notary Public [Signature]

Print Notary Name: Clinton Calaway