

2024042540 00122

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$450.00

PRESENTED & RECORDED

12/16/2024 03:20:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3840**PG: 3990 - 3991****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$450.00
Parcel ID:	6837-53-0327.000
Mail Tax Bill to:	4089 Ogburn Avenue, Winston-Salem, North Carolina 27105
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#:2794.24406Thomas
Brief description for the index:	0.35 acres +/- 4089 Ogburn Avenue

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 16th day of December, 2024, by and between:

GRANTOR	GRANTEE
Ford Cooke, LLC, a North Carolina Limited Liability Company 2621 Ski Trail Lane Waxhaw, North Carolina 28173	Johnny Thomas 4089 Ogburn Avenue Winston-Salem, North Carolina 27105

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"):

Beginning at an existing iron pipe in the southern margin of McCreary Street, said point BEING South 60 deg. 49'08" East 46.61 feet East and from a manhole in the center of McCreary Street and the northwestern corner of Teresa Ann Wiginton, Deed Book 3416, Page 1549, Forsyth County Registry, North Carolina; and running thence from said BEGINNING point the following courses and distances: thence along Wiginton's western line South 02 deg. 30'54" East 157.95 feet to an existing iron pipe marking Wiginton's southwestern corner and the northeastern corner of Fourte, Inc., Deed Book 2769, Page 3712, Forsyth County Registry, North Carolina, thence along Fourte, Inc.'s northern line and the northern line of City of Winston-Salem, Deed Book 2089, Page 3376, Forsyth County Registry, North Carolina South 88 deg. 03'25" West 96.70 feet to a rebar marking the northwestern corner of the City of Winston-Salem in the eastern margin of Ogburn Avenue, thence along the eastern margin of Ogburn Avenue North 02 deg. 31'00" West 157.15 feet to an existing iron pipe marking the corner of

Ogburn Avenue and McCreary Street; thence along the southern margin of McCreary Street North 87 deg. 35'11" East 96.70 feet to the point and place of BEGINNING and further BEING 0.35 acres, more or less, according to a map of survey thereof drawn by Joseph G. Stutts, PLLC, dated February 28, 2024.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3813, Page 891.

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

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

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.

Ford Cooke, LLC

Entity Name

By: Tracy L Cooke (SEAL)

Name: Tracy L. Cooke

Title: Member/Manager

STATE OF North Carolina COUNTY OF Forsyth

I, Anna M Levens, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 16th day of December, 20 24 each acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein (if any):

Tracy L. Cooke as Member/Manager of Ford Cooke, LLC

Affix Notary Seal/Stamp

Anna M Levens
Notary Public-North Carolina
Davidson County
My Commission Expires 10-19-28

Anna M Levens

Notary Public (Official Signature)

My commission expires: 10-19-28