

2024043313 00179

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$360.00

PRESENTED & RECORDED
12/20/2024 02:49:55 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3841
PG: 4077 - 4079

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$360.00 Parcel Identifier No. 6826-73-5705 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

This instrument was prepared by Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

Brief description for the Index: Lot 3, Boston Heights

THIS DEED made this 6th day of December, 2024, by and between

GRANTOR

GRANTEE

Brightstart Partners, LLC,
a North Carolina limited liability company
20311 Chartwell Center Drive, #1599
Cornelius, NC 28031

Joshua Scott Courtney, a single person, and
Mary Catherine Underwood, a free trader (see document
recorded immediately prior hereto)
As JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
921 Roosevelt Street
Winston Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Bright Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Title Insurance Provided By: Kensington Vanguard FKA BridgeTrust Title Group

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3814 page 4100.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 8 page 9.

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, other than the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD.

IN WITNESS WHEREOF, the Grantor has duly executed this General Warranty Deed as of the date notated herein. If an entity, by its duly authorized representative.

Brightstart Partners, LLC

Entity Name

By: [Signature]

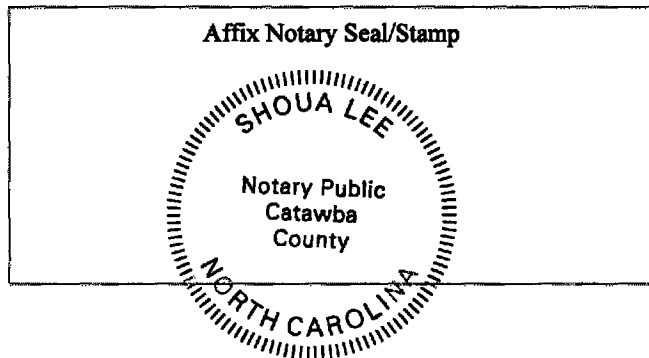
Name: Ken Allison

Title: Member

STATE OF North Carolina, COUNTY OF Mecklenburg

I, Shoua Lee, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19th day of December, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Ken Allison as Member of Brightstart Partners, LLC



[Signature]
Notary Public (Official Signature)
My commission expires: 08-12-2029

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot No. 3 as shown on the Map of BOSTON HEIGHTS, which map is duly recorded in Plat Book 8, Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being more commonly known as 921 Roosevelt St, Winston-Salem, NC 27105.

Parcel ID # 6826-73-5705