

2024043846 00235

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/27/2024 03:03:43 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3842
PG: 2464 - 2465

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:

Parcel ID: 6836-37-8155.000

Property Address: 0 Ivy Ave. Winston-Salem, NC 27105

Mail after recording to: Grantee at property 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.

No title search performed or requested. No tax advice given or requested. No current survey provided.

THIS DEED made this 27th day of December 2024 by and between

GRANTOR

David Alton Cooper, a single person
 1625 Bridgton Rd. Winston-Salem, NC 27127
And
Crystal A. Grant, a single person
 272 Sara Lane Winston-Salem, NC 27103

GRANTEE

David Alton Cooper, a single person
 1625 Bridgton Rd. Winston-Salem, NC 27127
And
59 Pearls, LLC
A North Carolina Limited Liability Company
 Mailing address: 272 Sara Lane Winston-Salem, NC 27103
 Property Address: 0 Ivy Ave. Winston-Salem, NC 27105

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:

LYING AND BEING on the West side of White Street and being known and designated as Lot Nos. 14 and 15, Block 23 of Bon Air, a plat of which is recorded in Plat Book 3 at Page 25 in the Office of the Register of Deeds of Forsyth County, North Carolina. Subject to restrictive covenants and easements of record.

Property Address: 0 Ivy Ave. Winston-Salem, NC 27105

Together with and subject to all easements and restrictions of record, if any.

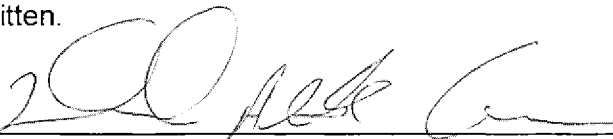
All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3810, Pages 1099-1100, Forsyth County Registry.

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, now due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

 (SEAL)

David Alton Cooper

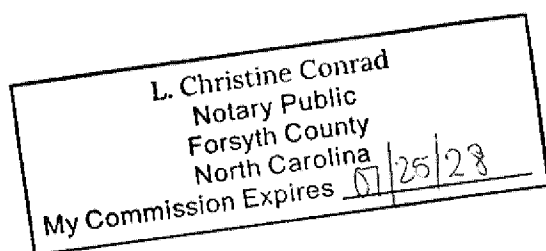
 (SEAL)

Crystal A. Grant

STATE OF NC
COUNTY OF Forsyth

I, R. Christine Conrad, a Notary Public of Forsyth, State of NC, certify that **David Alton Cooper and Crystal A. Grant** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, the 27th day of December 2024.



R. Christine Conrad
Notary Public
Print Notary Name: L. Christine Conrad
My Commission Expires: 07/25/28