

**2024044046 00172**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00PRESENTED & RECORDED
12-30-2024 04:40:43 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY CHELSEA B MARTINEZ, DPTY**BK: RE 3842**
PG: 3584-3585**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$500.00 Parcel Identifier No. 6835-08-2150.00 Verified by _____ County on the _____ day of _____, 20____By: _____ *Box-179*Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101This instrument was prepared by: Mark J. Chiarello, 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.Brief description for the Index: Unit 2, 72 West CondominiumsTHIS DEED made this 30 day of Dec, 2024 by and between

GRANTOR

GRANTEE

72 West End, LLC
129 Woodbriar Rd
Winston Salem, NC 27106Ginther Realty LLC
72 West End Blvd
Winston Salem, NC 27101

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, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Condominium Unit No. Two (2) as shown on the map of "72 WEST CONDOMINIUMS" as recorded in Condominium Plat Book 7, Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

TOGETHER with a 16.90201 % undivided interest in the common area shown on the Condo Plat record map for "72 West Condominiums" recorded in Condominium Plat Book 7, Page 170-172, Forsyth County Register of Deeds.

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

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

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

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, Restrictions, rights of way of public record and current year ad valorem taxes.

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

Name: _____

72 West End, LLC

Entity Name

Name: _____

By: Susan Macintosh

Name: Susan Macintosh

Title: Manager

Name: _____

By: _____

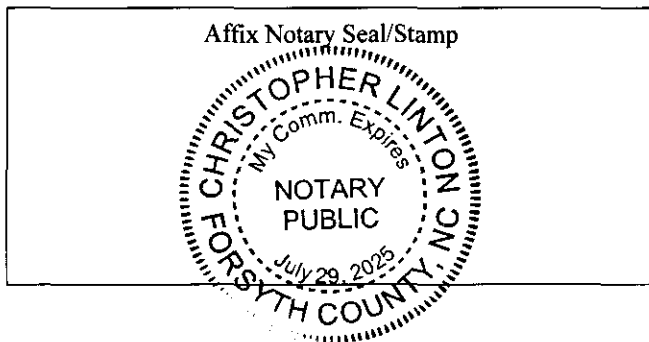
Name: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 30 day of Dec, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Susan Macintosh as Manager of 72 West End, LLC



[Signature]
Notary Public (Official Signature)
My commission expires: 29 Jan 25