

2025000897 00076

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$658.00

PRESENTED & RECORDED
 01/10/2025 11:52:18 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3843
PG: 4453 - 4454

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$658.00

Parcel Identification No. 6807-88-1929.000

Title Insurance Company: Investors Title Company / Investors Title Insurance Company

Mail/Box to: Megan V. Wilt, 3809 Crosland Road, Winston-Salem, NC 27106

This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firm

Brief description for the Index: LOT 26, SECT. 4, OLD TOWN HEIGHTS, PB 17, PG 84

THIS DEED made this 7th day of January, 2025 by and between

GRANTOR	GRANTEE
Future Realty LLC, a North Carolina Limited Liability Company <u>Mailing Address:</u> 1401 Funny Cide Drive Waxhaw, NC 28173	Megan V. Wilt, an unmarried woman, and James N. Pippin, an unmarried man, as joint tenants with right of survivorship <u>Mailing Address / Property Address:</u> 3809 Crosland Road Winston-Salem, NC 27106

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

BEING KNOWN AND DESIGNATED as Lot No. 26, Section 4 on a Plat entitled Old Town Heights as recorded in Book 17, Page 84 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3821, Page 4316.

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

A map showing the above described property is recorded in Plat Book 17, Page 84.

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

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:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Future Realty LLC, a North Carolina Limited Liability Company

By: [Signature]

Name: **Mukesh Guntaka**

Title: **Member/Manager**

State of North Carolina

County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **Mukesh Guntaka**, personally came before me this day and acknowledged that he is the Member/Manager of **Future Realty LLC, a North Carolina Limited Liability Company**, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 7 day of January, ~~2024~~ 2025 _{KMTM}

Kim M.T. Mallette
Kimberlee M.T. Mallette Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

11/30/28

(Official/Notarial Seal)

