



2025001512 00078

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$950.00

PRESENTED & RECORDED:
 01-16-2025 02:04:43 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3844
PG: 3375-3377

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$950.00
Parcel ID:	6834-47-4408.000
Mail/Box to:	Grantee 6030 Nokomis Ct Winston-Salem NC 27106
Prepared by:	Brian T. Pearce (without title examination)
Brief description for the Index:	Lots 33, 34, and 35/Plat Book 9 Page 106

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 15th day of January, 2025, by and between:

GRANTOR	GRANTEE
Colter Properties, LLC a North Carolina limited liability company Post Office Box 12070 Winston-Salem, North Carolina 27127	Wright Investments, LLC , a North Carolina limited liability company, a 30% undivided interest, LCJ Initiative, LLC , a North Carolina limited liability company, a 50% undivided interest, Abstract Circle, LLC , a North Carolina limited liability company, a 10% undivided interest, and Mendenhall Partners, LLC , a North Carolina limited liability company, a 10% undivided interest, as Tenants in Common 6030 Nokomis Court Winston-Salem, North Carolina 27106

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

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 _____ Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit A incorporated herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2863 Page 2448.

Page 1

Original to:

[Signature]

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

A map showing the Property is recorded in Plat Book 9, Page 106.

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 has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions and rights of way of record, governmental regulations, and ad valorem taxes for the current year.

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

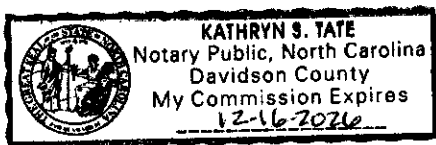
COLTER PROPERTIES, LLC
a North Carolina limited liability company

By: *Daniel Scott Colter*
Name: Daniel Scott Colter
Title: Manager

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I KATHRYN S. TATE, a Notary of the above state and county, certify that Daniel Scott Colter as Manager of Colter Properties, LLC, personally appeared before me on the 15TH day of JANUARY 2025, 2025, acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein.

Affix Notary Seal/Stamp



Kathryn S. Tate
Notary Public (Official Signature)
My commission expires: 12-16-2026

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lots 33, 34 and 35, map of Forsyth Furniture Lines, recorded in Plat Book 9, Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina. Also BEING KNOWN AND DESIGNATED as Lot 220 of Block 0715, as shown on the Forsyth County, North Carolina Tax Maps.