

2025004087 00015

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$310.00

PRESENTED & RECORDED

02/11/2025 10:12:55 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3847**PG: 4258 - 4260****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 310.00

Parcel Identifier No. 6846-12-6516.000 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee, 1452 Emerald St., Winston-Salem, NC 27105This instrument was prepared by: Law Office of Bryce Mayberry, 1403 Eastchester Drive, Suite 101, High Point, NC 27265

Brief description for the Index: _____

THIS DEED made this 4th day of February, 2025, by and between**GRANTOR**

MINITWENTY2 LLC
 a North Carolina Limited Liability Company

GRANTEE

Michelle Kassens, Unmarried

Property Address:

1452 Emerald St,
 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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3597 page 1294.

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 2 page 32-A.

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:

All easements, restrictions and rights of way that appear of record and to 2024 ad valorem taxes which shall be paid by the grantee herein.

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

MINTTWENTY2 LLC

By: Teldrin De'Andre James (Entity Name)

Print/Type Name & Title: Teldrin De'Andre James, Chief Executive

By: Courtney Canty James

Print/Type Name & Title: Courtney Canty James, Chief Executive

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Teldrin De'Andre James and Courtney Canty James personally came before me this day and acknowledged that he is the Chief Executive of MINTTWENTY2 LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 7th day of February, 2025.

My Commission Expires: January 29, 2029
(Affix Seal)

Trithzy Danelly Romero
Notary Public
Notary's Printed or Typed Name

ATTACHMENT

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 267, as shown on the map of East Fourteenth Street Development as recorded in Plat Book 2, Page 32-A, 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 of said property.

Being commonly referred to as 1452 Emerald St., Winston-Salem, NC 27105. Also being designated as Tax Parcel No.: 6846-12-6516.000.