

2025005409 00146

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED
 02/21/2025 04:51:47 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3849
PG: 2648 - 2651

This instrument prepared by: Sarah I. Young, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No.: 6836-82-3560.000

Mail after recording to: GRANTEE

This instrument was prepared by: Sarah Young / Law Office of Sarah Young, PLLC,
 2235-D Lewisville-Clemmons Rd, Clemmons, NC 27012

Brief Description from the Index: LO:001 BL:0453

THIS DEED made this 21 day of February, 2025, by and between

GRANTOR

RC Enterprises, a North Carolina General Partnership

237 Trinity Church Road
 King, NC 27021

GRANTEE

Julius Lerard Morrison and spouse, Aspen V. Morrison

1420 Hattie Avenue
 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 situated in , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated by Reference.

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2020, Page 1684, Forsyth County Registry.

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

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Power, telephone and utility easements found of record or on ground appearing.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

RC Enterprises, a North Carolina Partnership

By: Rodney C. Middleton
Rodney C. Middleton, Remaining General Partner

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Sarah I. Young, Notary Public, do hereby certify that Rodney C. Middleton, Remaining General Partner of RC Enterprises personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21 day of February, 2025.

Sarah I. Young
Official Signature of Notary
Printed Name of Notary: Sarah I. Young

My Commission Expires: 3/12/2028

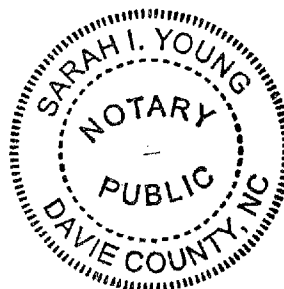


EXHIBIT A

BEGINNING at a point on the West side of Hattie Street 250 feet North of 14 Street; thence running North 50 feet; thence West 155 feet to a point; thence South 50 feet; thence East 155 feet to Hattie Street, the place of BEGINNING. Being known as Lot No. 1, as per plat of the property of Blair and Oakley recorded in the Office of the Register of Deeds of Forsyth County, in regular Plat Book 3, Page 18.