

2025005525 00112

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$228.00

PRESENTED & RECORDED
02/24/2025 12:51:02 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3849
PG: 3226 - 3228

Prepared by & Return To:
Sperry & Hatley, P.C.
15801 Brixham Hill Avenue
Suite 225
Charlotte, NC 28277

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$228.00

Brief ID: Lot 4 of Fairview Heights

Parcel ID No. 6836-74-3763.000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, Sperry & Hatley, P.C.

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 18th day of February, 2025 by and between

GRANTOR

North Center LLC, a North Carolina Limited Liability Company

9815 Sam Furr Road, Ste J #291, Huntersville, NC 28078

GRANTEE

Robert Joseph Bennett, Sr, an unmarried man

Property Address : 1414 23rd Street Northeast, Winston-Salem, NC 27105

Mailing Address : 8380 Olster Drive, North Port, FL 34291

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 located in **Forsyth County**, North Carolina and more particularly described as follows:

General Warranty Deed
1414 23rd Street Northeast, Winston-Salem, NC 27105
Page 1 of 3

Submitted electronically by "Sperry & Hatley, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property 1:

Lying and being in Forsyth County, North Carolina and situated in North Winston on the South Side of Balsely Street (Now 23rd Street), Beginning at an iron stake 200 feet from Eutaw Street; running thence in a Westerly direction of 50 feet and of that same width back South 150 feet to an alley. The above lot being known and designated as Lot No 4 on the map of Fairview Heights Andrews Addition, recorded in office of the Register of Deeds of Forsyth County, in Deed Book 97 at Page 592, which see for a more particular description of said property, for further reference deed recorded in Deed Book 371, Page 82.

Parcel ID # No. 6836-74-3763.000

Being all or a portion of that property described in that deed recorded in Book 3840 at Page 1126, Forsyth County Public Registry.

The above described property does ☒ does not include the primary residence of the Grantor.

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.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

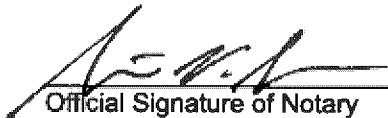
North Center LLC, a North Carolina Limited Liability Company

By:  (SEAL)
Robert Michael Enzwiler, Managing member

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Matthew N Malone, a Notary Public, certify that Robert Michael Enzwiler, Managing member of North Center LLC personally came before me this day and acknowledged that he/she is Managing member of North Center LLC, a Limited Liability Company, and that he/she, as Managing member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 18th day of February, 2025.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: _____

