

2025007318 00155

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/07/2025 03:05:20 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3852
PG: 205 - 206

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

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **NTC**

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **6846-12-7291.000**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, 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.

THIS DEED made this 7 day of ^{March}~~FEBRUARY~~ 2025 by and between

GRANTOR

**DUSTIN L. MARSHALL AND WIFE, CARLA MARSHALL
 1431 BRIDGTON RD., WINSTON SALEM, NC 27127**

GRANTEE

**MARSHALL RENTAL PROPERTIES, LLC
 MAILING ADDRESS: 1431 BRIDGTON RD., WINSTON SALEM, NC 27127
 PROPERTY ADDRESS: 1423 EMERALD ST., 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 and more particularly described as follows:

BEING ALL OF LOT 281 MAP OF EAST 14TH STREET DEVELOPMENT COMPANY PROPERTY, AS RECORDED IN PLAT BOOK 2, PAGE 32A IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND BEING THE PROPERTY LOCATED AT 1423 EMERALD STREET, WINSTON-SALEM, NORTH CAROLINA.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3839, Page 1186, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 2, Page 32A and referenced within this instrument.

The above-described property 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, save and except easements, restrictions, and rights of way as appear of record, and 2025 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

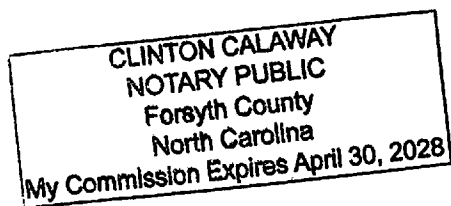
Dustin L. Marshall (SEAL)
DUSTIN L. MARSHALL

Carla Marshall (SEAL)
CARLA MARSHALL

NORTH CAROLINA
Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **DUSTIN L. MARSHALL AND CARLA MARSHALL**

Witness my hand and official stamp or seal, this the 7 day of ^{March} ~~FEBRUARY~~ 2025.



Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway

My Commission Expires: 4/30/28