

**2025008173 00013**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$330.00**

PRESENTED & RECORDED  
 03/17/2025 08:29:56 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3853**  
**PG: 484 - 485**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **330**

Parcel Identifier No. Verified by: \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_  
 By: \_\_\_\_\_

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR, 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.

Brief description for the Index: 1616 Sanford Drive

THIS DEED made this 14th day of March 2025 by and between

Grantor	Grantee
Abundant Ventures Group LLC 10725 Bere Island Dr Charlotte, NC 28278	Offer Out, LLC 3785 Crusade Drive Winston Salem, NC 27101

Enter in appropriate block for each party: name, 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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 87 and 88 as shown on the Map of Ferrell Heights, Section 2, as recorded in Plat Book 16 at Page 158 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3686, Page 2199.

A map showing the above described property is recorded in Plat Book \_\_\_\_ Page \_\_\_\_.

TO HAVE AND TO HOLD 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:

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

Abundant Ventures Group LLC

By: [Signature] \_\_\_\_\_ (SEAL)  
 Title: MANAGING MEMBER \_\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA – COUNTY OF Guilford.

I, the undersigned Notary Public of the County and State aforesaid, certify that  
Cubey Simpson personally came before me this day and acknowledged that  
 he is the MANAGING MEMBER of **Abundant Ventures Group LLC**, and that by authority duly  
 given and as the act of each 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 14 day of March 2025.

My Commission Expires: 6/17/28

[Signature]  
 NOTARY PUBLIC  
 Printed Name: Kenneth S Lucas JR

