

2025011770 00113

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$47.00

PRESENTED & RECORDED

04/11/2025 01:08:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3857

PG: 2927 - 2929

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 47

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording 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 Tax Collector upon disbursement of closing proceeds.

THIS DEED made this 10 day of April 2025 by and between

GRANTOR

Linda Hutchins, by Brandy N. Asbury her Attorney in Fact, recorded in Book 3578 Page 4220.
(unmarried)

GRANTEE

Offer Out, LLC
316 Keating Drive
Winston-Salem, NC 27104

Property Address: 322 E. Devonshire Street, Winston-Salem, NC 27217

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:

Se Exhibit A.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

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

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.

Title to the property hereinabove described is subject to the following exceptions: Covenants & restrictions 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.

(ENTITY NAME)

Linda Hutchins by Brandy N. Asbury A.I.F. (SEAL)
Linda Hutchins by Brandy N. Asbury A.I.F.

By: _____ (SEAL)
Title: _____

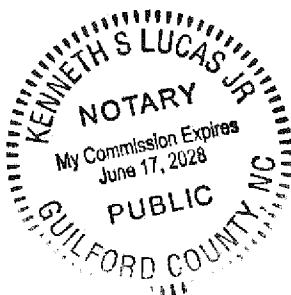
State of NC; County of Gerrard

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: Linda Hutchins by Brandy N. Asbury her A.I.F. Witness my hand and official stamp or seal, this the 10 day of April 2025.

My Commission Expires: 6/17/28

Kenneth S. Lucas Jr
Notary Public

Print Notary Name: Kenneth S. Lucas Jr



BK1934 P3783

EXHIBIT "A"

LYING AND BEING on the South side of Devonshire Street, beginning at a point 197.38 feet, more or less, east of the intersection of Devonshire Street and Sunnyside Avenue, 5 feet West of the corner of Lot #1 and #3 and running thence Eastwardly along the South side of Devonshire street 55 feet to the corner of Lot #5; thence Southwardly along the line of Lot #5, 150 feet to an alley; thence Westwardly along the North side of said alley 55 feet to a point 5 feet west of the corner of Lots #1 and #3; thence Northwardly parallel with the west line of Lot #3 150 feet to the point of BEGINNING, being all of Lot #3 and a part of Lot #1 of the plat of the property known as Sherwood Heights, said plat recorded in Book 8, page 48, Office of the Register of Deeds of Forsyth County, North Carolina.

BEING INFORMALLY KNOWN as Tax Lots 003 and 102, Block 0777, Winston Township, Forsyth County Tax Records.