

2025013258 00020

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$109.00

PRESENTED & RECORDED
04/24/2025 08:17:07 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3859

PG: 2420 - 2422

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ *109*

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 22 day of April 2025 by and between

GRANTOR

Deborah Cecil Bolden, and spouse
Carl Edward Bolden

GRANTEE

Offer Out, LLC

Mailing Address: 316 Keating Dr. Winston-Salem, NC 27104

Property Address: 1311 Verdun St., Winston-Salem, NC 27107

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:

See Attached Description.

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)

Deborah Cecil Bolden (SEAL)
Deborah Cecil Bolden

By: _____
Title: _____

Carl Edward Bolden (SEAL)
Carl Edward Bolden

(SEAL)

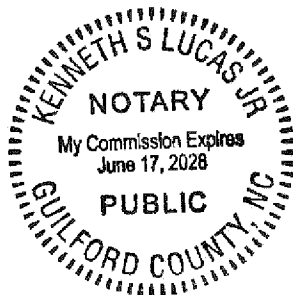
State of NC; County of Guilford

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: Deborah Cecil Bolden and Carl Edward Bolden. Witness my hand and official stamp or seal, this the 23 day of April 2025.

My Commission Expires: 6/17/28

Kenneth S Lucas Jr
Notary Public

Print Notary Name: Kenneth S Lucas Jr



Boo

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Fronting 50 feet on the north side of Verdun Street and being known and designated as Lot No. 1, Block C, as shown on the map of C.F. Nissen Estate Property as recorded in Plat Book 3, Page 11 in the Office of the Register of Deeds, Forsyth County, North Carolina.