

**2025013575 00124**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$28.00**

PRESENTED & RECORDED  
 04/25/2025 02:57:53 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3859**

**PG: 4447 - 4449**

Tax Parcel Identifier Number: 6836-54-8741.000

Revenue Stamps: \$28.00

This instrument was prepared by: **Truman Barker, Esq, of Barker Law, P.C., 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. Without Survey,**  
 Return to: **Grantee**

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made April 22, 2025 by and between

### GRANTOR

**O' connor and O' connor, Inc., a North Carolina corporation, a/k/a O'CONNOR & O'CONNOR , INC., a North Carolina corporation**

Mailing Address:  
 3950 Philpack Drive  
 Winston Salem, NC 27106

### GRANTEE

**ACP HOME INVESTMENTS, LLC, a North Carolina limited liability company**

Mailing Address:  
 6832 Carradale Way  
 Charlotte, NC 28278

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:

**See Exhibit A attached hereto and incorporated herein by reference.**

Submitted electronically by "Barker Law, P.C."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**Said parcel having the address of: 920 E. Twenty-Third Street, Winston Salem, NC 27105**

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

**For back reference, see Deed Book 1790 Page 94, in the Forsyth County Registry.**

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:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

O'Connor & O'Connor, Inc.

Lila H. O'Connor (SEAL)  
Lila H. O'Connor, Member/Manager

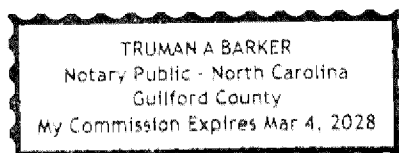
County of Guilford, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lila H. O'Connor, Member/Manager of O'Connor & O'Connor, Inc. a North Carolina corporation.

Date: Apr 22, 2025

Truman A. Barker  
Notary Public

My Commission Expires: Mar 4, 2028



**EXHIBIT A**

BEGINNING at an iron stake on the South side of 23rd Street, said iron stake being 240.6 feet East of the Southeast intersection of 23rd and Liberty Street, running thence Southwardly 150 feet to an iron stake in the North side of a 10 ft. alley; thence Eastwardly along the North side of said 10 ft. alley 50 feet to an iron stake; thence Northwardly 150 feet to an iron stake, said iron stake being 150 West of the Southwest intersection of Woodland Avenue and 23rd Street; thence Westwardly along the South side of 23rd Street 50 feet to an iron stake, the place of BEGINNING, the same being known and designated as Lot 108 on the Map of Fairview, recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Book of Deeds 90, Page 588; being the same property conveyed to A. Cobler and K.L. Cobler, by Deed from J.R. Cuthens, Et al, to A. Cobler dated Dec. 16, 1909, filed January 19, 1909, recorded in Book 94, Page 398 and by Deed from Ida M. Grubbs and husband, J.H. Grubbs, to K.L. Cobler, conveying a one-half interest, dated March 31, 1925, and filed for registration on the 18th day of April 1925, in the Office of the Register of Deeds, County of Forsyth, State of North Carolina, recorded in Book 244, Page 11, being conveyed to Central Investment Corporation by Carolina Mortgage Company, Trustee by Deed of foreclosure dated March 18, 1931, filed for registration March 18, 1931, and recorded in Book 335, Page 214, Forsyth County Registry.

Property Address: 920 E Twenty-Third Street, Winston Salem, NC 27105

Parcel ID: 6836-54-8741.000