

2025016833 00216

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED
 05/19/2025 04:23:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3864
PG: 1756 - 1759

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$180.00

Parcel Identifier No. 6844-03-2262.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: P/O LOTS 33 & 34, MAP OF MEMORIAL INDUSTRIAL SCHOOLS, PB 12, PG 17

THIS DEED made the 19 day of May, 2025, by and between

GRANTOR	GRANTEE
<p>Lawrence Gray Watson, Jr., Trustee of Salem 2018021415 Trust dated June 26, 2018</p> <p>Grantor Address: 3771 Windy Point Road Southwest Supply, NC 28462</p>	<p>LILLE MARAIS LLC <i>a Florida Limited Liability Company</i></p> <p>Property Address: 1021 Moravia Street Winston-Salem, NC 27107</p>

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 by reference.

The property herein described [☐] is or [☒] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3412, Page 2890, Forsyth County Registry.

submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Salem 2018021415 Trust dated June 26, 2018

By: Lawrence Gray Watson, Jr. (SEAL) trustee
Lawrence Gray Watson, Jr., Trustee

STATE OF Alabama
COUNTY OF Cullman

I, Beverly Little, Notary Public, do hereby
certify that Lawrence Gray Watson, Jr., Trustee of Salem 2018021415 Trust dated June 26, 2018
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 19 day of May, 2025.

Beverly Little
Official Signature of Notary
Printed or typed name of Notary Beverly Little
My Commission Expires: 12/27/27

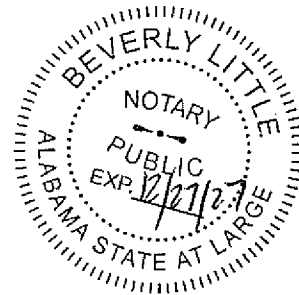


Exhibit "A"
Property of LILLE MARAIS LLC
a Florida Limited Liability Company
1021 Moravia Street

BEGINNING at an iron stake on the East side of Moravia Street, which said iron stake is in the Northwest corner of land belonging to William G. Hathcock and wife, said point being also approximately 6 feet North of the Northwest corner of Lot No. 32; and running thence along the East line of Moravia Street North 40 Degrees 23 minutes West 60 feet to an iron stake; running thence North 62 degrees 25 minutes East 221.8 feet to an iron stake in the West line of Lot No. 6; running thence South 27 degrees 00 minutes East 60 feet to an iron stake in the West line of lot No. 6, which said iron stake is in the Northeast corner of the William G. Hathcock and wife lot; running thence along the North line of said Hathcock lot South 62 degrees 25 minutes West 208 feet to the place of BEGINNING, the above-described property being a major portion of Lot No. 33 and a South portion of Lot No. 34 in Block E, as shown on the MAP OF MEMORIAL INDUSTRIAL SCHOOLS, INC., recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 17, to which map reference is hereby made.

The subject property is the same as that property described in Deed Book 3412, Page 2890, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-03-2262.000 on the Forsyth County Tax Maps.