

2025018164 00191

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$120.00

PRESENTED & RECORDED

05/29/2025 04:36:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3866**PG: 289 - 291****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No.: 6834-92-7257.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lot 10, Rosie Street Homes

THIS DEED made this 22nd day of May, 2025, by and between

GRANTOR

Peggy M. Campbell AKA Peggy M. Wright, an unmarried person

Mailing Address: 470 Mae Stone Drive
Kernersville, NC 27284**GRANTEE**

Beachbreak Homes Inc., a California Corporation

Property Address: 855 Woodcote Drive, Winston-Salem,
NC 27107Mailing Address: 1611-A South Melrose Drive
393
Vista, CA 92081

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part HereofIs the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 2653, Page 2854, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 24, Page 11, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Peggy M. Campbell
Peggy M. Campbell

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Laurie R Stegall Notary Public, do hereby certify that Peggy M. Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 22 day of May, 2025.

Laurie R Stegall
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 4/16/30

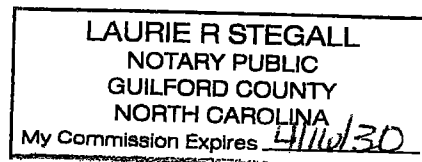


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot number 10 as shown on the Plat of ROSIE STREET HOMES, SECTION 1, as recorded in Plat Book 24 at Page 11 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Parcel ID # 6834-92-7257.000

Property Address: 855 Woodcote Drive, Winston-Salem, NC 27107