

2025019602 00014

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED
 06/10/2025 08:26:34 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3868
 PG: 184 - 187

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00 Parcel Identifier No. 6846-04-1339 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

This instrument was prepared by Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

Brief description for the Index: Lot 60 and 61, Block C, Bowen Park

THIS DEED made this 2nd day of June, 2025, by and between

GRANTOR

Margaretta Louise Hines, a widow and
 Anthony Morrison and Tracy Morrison, a married
 couple
 2317 Elbon Drive
 Winston Salem, NC 27105

GRANTEE

Brightstart Partners, LLC, a North Carolina limited liability
 company
 20311 Chartwell Center Drive, #1599
 Cornelius, NC 28031

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Title Insurance Provided By: Master Title

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3794 page 1044.

All or a portion of the property herein conveyed ____ includes or ____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 12 page 92.

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:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed this General Warranty Deed as of the date notated herein. If an entity, by its duly authorized representative.

Margaretta Louise Hines

Name: Margaretta Louise Hines

Anthony D. Morrison

Name: Anthony Morrison

Tracy D. Morrison

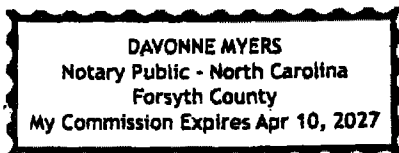
Name: Tracy Morrison

STATE OF North Carolina, COUNTY OF Forsyth

I, Davonne Myers, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2nd day of June, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Margaretta Louise Hines

Affix Notary Seal/Stamp



Davonne Myers
Notary Public (Official Signature)
My commission expires: 04/10/2027

STATE OF North Carolina, COUNTY OF Forsyth

I, Davonne Myers, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2nd day of June, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Anthony Morrison and Tracy Morrison

Affix Notary Seal/Stamp

DAVONNE MYERS
 Notary Public - North Carolina
 Forsyth County
 My Commission Expires Apr 10, 2027

Davonne Myers
 Notary Public (Official Signature)
 My commission expires: 04/10/2027

EXHIBIT "A"

BEING known and designated as Lot Numbers 60 and 61, in Block "C" as shown on the Map of Bowen Park, as recorded in Plat Book 12, Page 92, in the Office of the Register of Deeds for Forsyth County, North Carolina, to which said plat reference is hereby made for a more complete description.

Being more commonly known as 2219 Manchester Street, Winston-Salem, NC 27105

Parcel ID: 6846-04-1339