

2025019851 00083

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$410.00

PRESENTED & RECORDED

06/11/2025 01:51:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3868

PG: 1537 - 1539

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$410.00

Parcel Identifier No. 6834-56-1915.000 Verified by Forsyth County on the ____ day of _____, 2025

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lots 14 & 16, Block 44, Map of the Winston-Salem Land and Investment Company

THIS DEED made this 23rd day of April, 2025, by and between

GRANTOR

Equity Trust Company Custodian FBO Lawrence G. Watson
 IRA

1 Equity Way
 Westlake, OH 44145

GRANTEE

BellaTruth Holdings, LLC,
 a Wyoming limited liability company

Property Address: 235 E. Monmouth Street
 Winston-Salem, NC 27127

Mailing Address: 10125 Windtree Lane
 Charlotte, NC 28215

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property ____ is ☒ is not the primary residence of one or more of the Grantors.

For back title, see Book 3735, Page 2476, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
 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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Equity Trust Company Custodian FBO Lawrence G. Watson IRA

By: Taylor Schnear (SEAL)
 Name: Taylor Schnear
 Title: Corporate Alternate Signer

State of OHIO - County of CUYAHOGA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Taylor Schnear Corporate Alternative Signer

Date: 4/23/2025

Aaron L. Gibson
 Notary Public

Aaron Gibson
 Print Name

My commission expires: 3/28/2028



Exhibit A

LYING AND BEING on the north side of Monmouth Street, commencing at a stake 150 feet west of Lomond Street, J.A. Hill's corner and running thence westwardly along Monmouth Street 50 feet and to the same width, to wit: 50 feet extending back north between parallel lines 100 feet to an alley; the same being known and designated as Lots 14 and 16, In Block 44, on the Map of the Winston-Salem Land and Investment Company recorded in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property as described in Deed Book 2295, Page 471, Forsyth County Registry.