

2025023350 00065

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
 07/08/2025 12:13:18 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3873
PG: 132 - 133

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

PARCEL IDENTIFIER NO. 6844-03-0125

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2025
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 6th day of July, 2025, by and between

Title Company: *Venture Title, LLC*

GRANTOR	GRANTEE
Gilda Shelf Holmes and spouse, Allen Holmes, II Mailing Address 1324 Waybridge Lane Charlotte, NC 28210	Elevated Investment Group LLC Property Address: 1012 Moravia St. Winston Salem, NC 27107 Mailing Address 312 Avery Trail Drive Arden, NC 28704

WITNESSETH: That said Grantor has remained and released and by these presents do remise, relcase, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake in the Southwestern right of way line of Moravia Street, said stake being 150 feet in a southeastwardly direction from the intersection of Waughtown-Clemmons Road and Moravia Street, said stake also being the southeastern corner of Lot No. 9; running thence South 39° 50' East along Moravia Street: 50 feet to an iron stake; thence South 52° 43' West 195.5 feet to an iron stake; thence North 00° 56' East 54.20 feet to an iron stake; thence North 50° 10' East 160.0 feet to an iron stake, the place of BEGINNING, being known and designated as Lot No. 10, Block H, Map of Property of Memorial Industrial School, Inc., Plat Book 12, Page 17, Forsyth County Registry, reference to said plat being made as an aid to the description of this property.

Property Address: 1012 Moravia St Winston-Salem City NC 27107
 Parcel ID: 6844-03-0125

****Estelle Shelf died February 5, 2020 - Givens Allen Shelf died on May 25, 1925 leaving the property to Gilda Shelf Holmes, sole heir****

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 1603 at Page 613.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Gilda Shelf Holmes
Gilda Shelf Holmes

Allen Holmes, II
Allen Holmes, II

STATE OF North Carolina

COUNTY OF Forsyth

I certify that **Gilda Shelf Holmes and Allen Holmes, II**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 6th day of July, 2025

Notary Signature:

Christie J. Devine

Notary's Printed Name:

Christie J. Devine

My Commission Expires:

04/19/2027

[Notarial Seal]

