



2022053378 00185

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$580.00

PRESENTED & RECORDED
12-01-2022 04:05:08 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3730
PG: 4197-4199

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Box 107

Excise Tax: \$580.00

Parcel Identifier Nos.: 6827-34-2347.000 & 6827-34-3349.000

Mail after recording to: Grantee @ 8603 N. NC Hwy 150, Ste. D. Clemmons, NC 27012

This instrument was prepared by John R. Combs, 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.

THIS DEED made this 1st day of December 2022 by and between

GRANTOR

WEIDL PROPERTIES, LLC
a North Carolina limited liability company
2806 Reynolda Road, Ste. 172
Winston-Salem, NC 27106

GRANTEE

DREAM BUILDERS WS PROPERTIES, LLC
a North Carolina limited liability company
8603 N. NC Hwy 150, Suite D
Clemmons, NC 27012

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 Grantees in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3310, Page 1202, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 74, Page 21, and referenced within this instrument.

The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

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

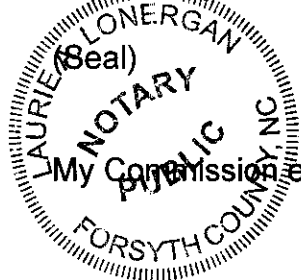
WEIDL PROPERTIES, LLC
a North Carolina limited liability company

By: *Robert Weidl*
Robert Weidl, Managing Member

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Robert Weidl, Managing Member of Weidl Properties, LLC.

Witness my hand and official stamp or seal, this the 1st day of December, 2022.



Notary Public *Laurie A. Loneragan*
Printed Notary name: Laurie A. Loneragan

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 26A & 26B as shown on the map of Wakeview, Section Two, Lot 26 as recorded in Plat Book 74, Page 21 the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also being known as all of Tract I & II of Tract 5 of deed recorded in Book 3310, Page 1202, Forsyth County Register of Deeds.

Property addresses: 1833 & 1837 Waycross Drive, Winston-Salem, NC 27106