

2022013597 00054

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$400.00
 PRESENTED & RECORDED
 03/22/2022 09:51:30 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK, DPTY
 BK: RE 3683 PG: 1454 - 1455

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

PARCEL IDENTIFIER NO. 6825-92-2957, 6825-91-1095, 6834-26-3600

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2022
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR TITLE (*Lion Title Insurance*)

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

THIS DEED made this 15 day of March, 2022, by and between

| GRANTOR | GRANTEE |
|--|---|
| Equity Trust Company Custodian FBO 97756 IRA & Equity Trust Company Custodian FBO Z097756 | Waking Triad Homes, LLC |
| Mailing Address 2668 S Stratford Road Winston Salem, NC 27103 | Property Address: 410 Beaumont St. Winston Salem, NC 27101 |
| | Mailing Address 410 Beaumont St. Winston Salem, NC 27101 |

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, 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:

See attached Exhibit (A) **EXHIBIT NOT ATTACHED AT RECORDING**

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 3027/4230 at Page 3206/1308 and.

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:

submitted electronically by "Harry Marsh Law"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Equity Trust Company Custodian FBO 97756 IRA

Matthew Collier

Its : Matthew Collier
Corporate Alternate Signer

Equity Trust Company Custodian FBO Z097756

By : *Matthew Collier*

Its : Matthew Collier
Corporate Alternate Signer

STATE OF

COUNTY OF

I certify that Matthew Collier (name) who is the CORPORATE ALTERNATE SIGNER (title) of **Equity Trust Company Custodian FBO 97756 IRA & Matthew Collier (name) who is the CORPORATE ALTERNATE SIGNER (title) of Equity Trust Company Custodian FBO Z097756,** 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 15th day of March, 2022

Notary Signature:

Laura G Deitz
Matthew Collier
Corporate Alternate Signer

Notary's Printed Name:

My Commission Expires:

JAN 14 2025



[Notarial Seal]
Laura G Deitz
Notary Public - State of Ohio
2020-RE-809865
My Commission Expires
01/14/2025