2022053394 00201
FORSYTH COUNTY NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$540.00
PRESENTED & RECORDED
12/01/2022 04:56:33 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3730
PG: 4317 - 4318

NORTH CAROLINA GENERAL WARRANTY DEED

$540.00

Parcel Identifier No.: 6804-91-3034
Return after recording to: 514 S. Stratford Road, Suite 333 Winston Salem, NC 27103
Mail tax bills to Grantee: P.O. Box 2888, Greensboro, NC 27402-2888
This instrument was prepared by: D. Barrett Burge

Brief description for the Index: 2424 S. Stratford Road

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

GRANTOR	GRANTEE
Y & G PROPERTIES, LLC **(A North Carolina limited liability company)**	**WALLY WASH, LLC** **(A North Carolina limited liability company)** Mailing Address: P.O. Box 2888, Greensboro, NC 27402-2888

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 20 as shown on the map of CLEARVIEW, and recorded in Plat Book 3, Page 2A, in the Office of the Register of Deeds, Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Tax Parcel Identification: 6804-91-3034
Property Address: 2424 S. Stratford Road, Winston-Salem, NC 27103

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [x] include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 3420, Page 1930-1932 Forsyth County Registry.
A map showing the above-described property is recorded in Plat Book 3, Page 2A.

Submitted electronically by "Tuggle Duggins P.A."
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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Y & G Properties, LLC

Ioannis Vgenopoulos (SEAL)
Ioannis Vgenopoulos, Member/Manager

State of North Carolina
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Ioannis Vgenopoulos, Managing Member, of Y&G Properties, LLC, a North Carolina Limited Liability Company**, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

DANA VANHORN
Notary Public, North Carolina
Forsyth County
My Commission Expires April 5, 2023

Date: 11/29/2022

Dana VanHorn, Notary Public

My Commission Expires: April 5, 2023
