

2023004075 00014

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 02/08/2023 09:13:15 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3739
PG: 3247 - 3250

Submitted electronically by "Douglas B. Elliott PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00 [NTC]

Parcel Identifier No. 6835-76-9773 LO 064 BL 0534

All or a portion of the property herein conveyed _____ includes or XX does not include the primary residence of a Grantor.

This instrument prepared by: Douglas B. Elliott, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail/Box to: Record/E-Record; mail to Grantee @ PO Box 4588 Archdale, NC 27263

This instrument was prepared by: Douglas B. Elliott, P.A. **WITHOUT TITLE EXAMINATION**

THIS DEED made this 18th day of January, 2023 by and between

GRANTOR (name and address)

GRANTEE (name and address)

**SHANNON QUEEN and wife,
 CARLA TERESA QUEEN**

**PO Box 4588
 Archdale, NC 27263**

**RJ SISTER RENTALS, LLC, a
 North Carolina Limited Liability Co.**

**PO Box 4588
 Archdale, NC 27263**

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

_____ Township, _____ County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Back Deed Reference: Book 3350, at Page 1845.

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:

- 1) Restrictions, Easements and Rights of Way of record

SIGNATURES:

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

Entity Name: _____ **OR**

Individuals:

By: _____ (SEAL)
Signature

 _____ (SEAL)
Name: **SHANNON QUEEN**

Printed Name and Title: _____

 _____ (SEAL)
Name: **CARLA TERESA QUEEN**

NOTARY ACKNOWLEDGEMENT(S):

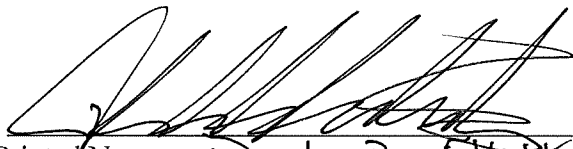
STATE: North Carolina

COUNTY: Davidson

I, the undersigned notary public in the above County and State do hereby certify that the following person(s) personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual(s) appeared in person before me; (b) the aforesaid individual(s) was/were personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual(s) either indicated and acknowledged to me that the signature(s) on the above document or instrument was his/hers/theirs, or signed the above document while in my physical presence, and while being personally observed by me doing so.

SHANNON QUEEN and wife, CARLA TERESA QUEEN

WITNESS my hand and official stamp or seal, this the 18th day of January, 2023.

NOTARY PUBLIC: 
Signature and Printed Name Douglas B Elliott

[SEAL]

My commission expires: 25th March, 2023

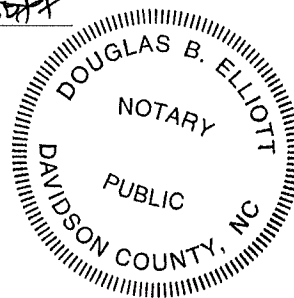


EXHIBIT A

BEING known and designated as Lot 64 on the map of the property of East Winston Development Company, said plat being recorded in Plat Book 2, Page 72, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Being informally known as Tax Lot 064, Block 0534, Forsyth County Tax Records.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered. All of the foregoing is referred to as the "Property".

Property Address: 221 N. Jackson Avenue, Winston-Salem, NC 27101