



2011049717 00213
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-21-2011 04:28:06 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3035
PG: 3647-3648

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No.: PIN# 6805-96-5564.00

Return after recording to: 411 Kyle Road, Winston Salem, NC 27104

Tax Billing address: 411 Kyle Road, Winston Salem, NC 27104

This instrument was prepared by: Tornow & Kangur, L.L.P. *276* **NO TITLE SEARCH REQUESTED NOR PERFORMED**

Brief description for the Index: PIN# 6805-96-5564.00 Block 3966 Lot 007

THIS DEED made this 21st day of December, 2011, by and between,

GRANTOR	GRANTEE
<p>AJJ &D, L.L.C. A North Carolina Limited Liability Company</p> <p>411 Kyle Road Winston Salem, NC 27104</p>	<p>A. Lee Deal, Jr. 411 Kyle Road Winston Salem, NC 27104</p>

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 an undivided interest in that certain lot or parcel of land situated in the City of Winston Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 7 as shown on the Map of the Property of Noah E. Brewer recorded in Plat Book 17 at Page 142, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Pin# 6805-96-5564.00

Property Address: 411 Kyle Road, Winston Salem, NC 27104

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 by Grantor by instruments recorded in Book 2760, Page 4153, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 142, FCR

TO HAVE AND TO HOLD an undivided interest in 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.

AJJ & D, L.L.C.

BY: *A. Lee Deal, Jr.* (SEAL)
A. Lee Deal, Jr. Member/ Manager

North Carolina)
Forsyth County)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated : A. Lee Deal, Jr. ,
MEMBER/MANAGER of AJJ & D, L.L.C., A North Carolina corporation, 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.

Date: 12/21/14
Monica E. Puckett
Monica E. Puckett, Notary Public

My Commission Expires: 7/28/16

