

2014010869 00242

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$376.00

PRESENTED & RECORDED
 03/28/2014 04:45:34 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: GAIL K PARHAM
 DPTY

BK: RE 3172**PG: 1142 - 1146**

Mail deed and tax bills to Grantee: **5918 Billet Road, Oak Ridge, NC 27310**

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$376.00

Brief description: **Part of Lot 1, Danabrooke, Section One (Revised)**

GENERAL WARRANTY DEED

THIS DEED made this 27th day of March, 2014, by and between:

<p>GRANTOR:</p> <p>Q3 DEVELOPMENT, LLC a North Carolina limited liability company</p> <p>Grantor address: c/o William L. Cannon 6397 Chalmers Court Summerfield, NC 27358</p>	<p>GRANTEE:</p> <p>JAMES M. PIERCE and wife, DEANETT PIERCE</p> <p>Grantee address: 5918 Billet Road Oak Ridge, NC 27310</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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:

See attached **Exhibit A** which is incorporated herein by reference.

Property Address: **4711 Weston Brooke Trail, Kernersville, NC 27284**

Note: Q3 Development, LLC was administratively dissolved by the North Carolina Secretary of State's office on August 13, 2010 and this deed is part of the "winding up" of Q3 Development, LLC. The original and current member/managers of Q3 Development, LLC are Richard S. Van Eerden, William L. Cannon and James M. Pierce.

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

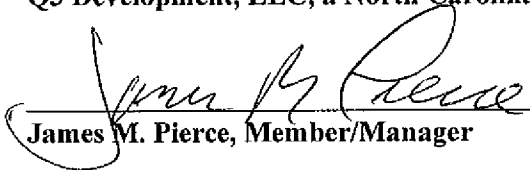
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Q3 Development, LLC, a North Carolina limited liability company

 _____ (Seal)
James M. Pierce, 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 therein and in the capacity indicated:

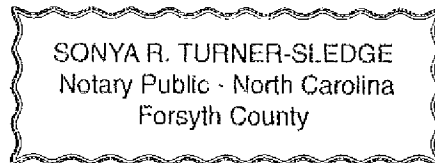
James M. Pierce

March 28, 2014

Place notary seal below this line:

 _____
Notary Public – Sonya R. Turner-Sledge

My Commission Expires: May 29, 2017



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Q3 Development, LLC, a North Carolina limited liability company

Richard S. Van Erden (Seal)
Richard S. Van Erden, 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 therein and in the capacity indicated:

Richard S. Van Erden

March 27, 2014

Place notary seal below this line:

Sandra Thornton
Notary Public
Print/Type Name: Sandra Thornton
My Commission Expires: 11-19-2016



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Q3 Development, LLC, a North Carolina limited liability company

[Handwritten Signature]

(Seal)

William L. Cannon, Member/Manager

North Carolina, IREDELL 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 therein and in the capacity indicated:

William L. Cannon

March 31, 2014

Place notary seal below this line:

Jack Farrell

Notary Public

Print/Type Name: JACK FARRELL

My Commission Expires: 3/5/16

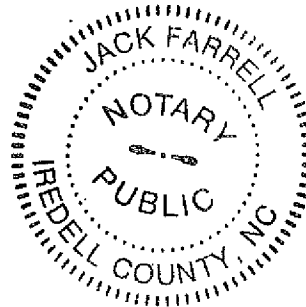


EXHIBIT A

James M. Pierce and wife, Deanett Pierce
Part of Lot 1, Danabrooke, Section One (Revised)
4711 Weston Brooke Trail

Property Description:

BEING KNOWN AND DESIGNATED as **Lot 1 of Danabrooke, Section One (Revised)**, a map and plat of which is recorded in **Plat Book 31, Page 148** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Save and except that portion of the above described property conveyed to the North Carolina Department of Transportation by deed recorded December 2, 2013 in Book 3157, Page 1430, Forsyth County Registry.

This is the same property as described in Book 2747, Page 2741, Forsyth County Registry (*save and except* that portion of the above described property conveyed to the North Carolina Department of Transportation by deed recorded December 2, 2013 in Book 3157, Page 1430) and is designated as Tax PIN 6867-50-2098.00 (Block 5354E, Lot 001C) on the Forsyth County tax maps.