

**2015007318 00101**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$17.00**PRESENTED & RECORDED:  
**03-05-2015 01:03:33 PM**C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY**BK: RE 3219****PG: 2108-2110****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$17.00

D. Nelson Box 79

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
BY: \_\_\_\_\_**Mail/Box to: Grantee @ SEE ADDRESS BELOW***Box 79*This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045Brief description for the index Lot No. 42 of Alexander Heights**THIS DEED** made this the 3rd day of March, 2015, by and between:

| <b>GRANTORS</b>   | <b>GRANTEE</b>  |
|---|---|
| <b>M &amp; G CAPITAL, LLC, fka M &amp; G INVESTMENTS</b><br><br><b>1526 Cloverdale Avenue</b><br><b>Winston-Salem, North Carolina 27104</b> | <b>MIDHUFF VENTURES, INC.</b><br><br><b>1205 Waughtown Street</b><br><b>Winston-Salem, NC 27107</b> |

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 \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"****PROPERTY ADDRESS: 1608 East 25<sup>th</sup> Street, Winston-Salem, NC 27105**

As per NCGS sec. 105-317.2 the foregoing property does not include the primary residence of the Grantor.

Forsyth County Tax Parcel 6836-85-3426.00

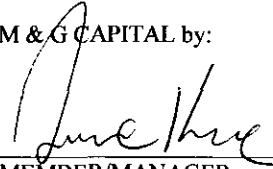
**The 2012 taxes have been paid.****TO HAVE AND TO HOLD** the said Property and all privileges and appurtenances (rights) belonging to the Grantee(s), in fee simple.

And the Grantor covenants with the 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:

Any Easements, Right-of-Ways and /or Restrictions of Record, if any, and Future Ad Valorem Taxes.

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

M & G CAPITAL by:

 Seal  
MEMBER/MANAGER

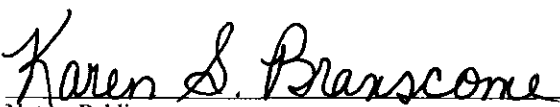
|   |  |
|---|--|
| <p>Seal-Stamp</p> <div style="border: 2px solid black; padding: 5px; width: fit-content;"> <p><b>KAREN S. BRANSCOME</b><br/>Notary Public<br/>Stokes County, NC<br/>My Commission Expires <u>4-15-2018</u></p> </div> | <p>State of <u>North Carolina</u> County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that <u>Michael Headley</u> personally appeared before me this day and acknowledged that he is Member/Manager of <u>M &amp; G CAPITAL, LLC</u> and that by the authority given and as the act of such entity he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this <u>4th</u> day of <u>March</u>, 20<u>15</u>.</p> <p><br/>Notary Public</p> <p>My Commission Expires: <u>4-15-2018</u></p> |
|---|--|

Exhibit "A"

BEING KNOWN AS 1608 E. 25<sup>th</sup> Street, Winston Salem, N.C., also identified as Tax Block 1200 and Tax Lot 042, and more specifically described as: Beginning at an iron stake in the south margin of Twenty-Fifth Street, 110 feet east of the southeast intersection of Twenty-fifth Street and Goldboro Street, and running thence east with Twenty-fifth Street 53.4 feet to an iron stake; thence in a southerly direction with the west line of lot 43, 150 feet to an iron stake in an alley, thence west with said alley 51 feet to an iron stake in the southeast corner of Lot 41; thence in a northerly direction 150 feet to the beginning, the same being Lot No. 42, Map of Alexander Heights.

Said property is commonly known as 1608 E. Twenty Fifth Street, Winston Salem, NC 27105