

2017004709 00030FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$70.00**

PRESENTED & RECORDED

02/06/2017 10:46:11 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3331**PG: 1343 - 1344****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$70.00****Parcel Identifier No.: 6869-33-2856.00**

Brief description for index: Lot 41, Map of R. Don Cain, Phase 2

Mail deed/taxes after recording to Grantee: 78 Heron Lane, Bronx, NY 10473This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 6th day of February, 2017 by and between

GRANTOR:	GRANTEE:
SONIC PROPERTIES, LLC	SHERYL RAGLAND
Address: 1215 TWIN OAK DRIVE WINSTON-SALEM NC 27105	Property Address: 4890 OAK BRANCH LANE WALKERTOWN NC 27051

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.

WITNESSTH, 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 ALL of Lot 41 on Plat of R. Don Cain, Phase Two as recorded in Plat Book 37, Page 22, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3068**, Page **3462**, **FORSYTH** County Registry.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book **37**, Page **22**, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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, the day and year first above written.

SONIC PROPERTIES, LLC
(Entity Name)

By: Arnold Lasseter
Title: Member / Management

<div style="border: 1px solid black; padding: 5px; transform: rotate(-90deg); transform-origin: left top;"> PATTI D. DOBBINS Notary Public Forsyth County, NC </div>	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that ARNOLD LASSETER personally came before me this day and acknowledged that <u>he</u> /she is <u>Member-manager</u> of SONIC PROPERTIES, LLC , and acknowledged, on behalf of SONIC PROPERTIES, LLC , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>05</u> day of <u>February</u> , 2017. My Commission Expires: <u>9-25-2017</u> <u>Patti D Dobbins</u> Notary Public
	SEAL-STAMP