


2017031870 00191

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$102.00

 PRESENTED & RECORDED:
08-10-2017 04:10:50 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3362
PG: 1471-1473

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$102.00

 Parcel Identifier No.: 5895-12-6094.00 (Block 4431, Lot 106)
 Return after recording to: Kangur & Porter, LLP (box76)
 Mail tax bills to Grantee: 606 N. Broad St., Winston-Salem, NC 27101
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: Lots 65-70, Ferrell Heights

 THIS DEED made this 10th day of August, 2016, by and between,

GRANTOR	GRANTEE
DOWNCYCLE, LLC A California limited liability company Mailing Address: 2854 N. Santiago Blvd., Suite 202, Orange, CA 92867	ANTHONY D. STEWART and MATTHEW P. IRELAND Mailing Address: 606 N. Broad St., Winston-Salem, NC 27101

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 County, North Carolina and more particularly described as follows:

Being known and designated as Lots 65, 66, 67, 68, 69 and 70, as shown on the Map of FERRELL HEIGHTS, SECTION 1, which is recorded in Plat Book 16, Page 114, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 4788 Ader Dr., Winston-Salem, NC 27105

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐ , does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3218, Page 2723, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 16, Page 114.

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: **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.

DOWNCYCLE, LLC

By: William Ryan Lenocker (SEAL)
William Ryan Lenocker, member/manager

State of California)
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: **William Ryan Lenocker, member/manager of Downcycle, LLC**, a California limited liability company, 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: _____

Notary Public _____

printed or typed name of Notary Public _____

My Commission Expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange } S.S.

On 8/10/17 before me, Martha Mendez, Notary Public
Name of Notary Public, Title

personally appeared William Ryan Lenock
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of North Carolina General Warranty Deed containing 2 pages, and dated 8-10-17.

The signer(s) capacity or authority is/are as:

☒ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____