



2017043870 00060

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$55.00

PRESENTED & RECORDED:  
11-01-2017 10:52:30 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY EVELYN R. DIXON  
DPTY

BK: RE 3376  
PG: 748-751

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 55.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_,

By: \_\_\_\_\_

Mail/Box to: ERJ Commerce NC, LLC

**ENVELOPE**

This instrument was prepared by: Blanton Law Firm, PA 228 West Council St. Salisbury NC 28144

Brief description for the Index: **2 Tracts**

THIS DEED made this 26th day of October, 2017, by and between

GRANTOR  
KIC NC Division, LLC, a North  
Carolina limited liability company  
5186 Benito Street #3207  
Montclair, CA 91763

GRANTEE  
ERJ Commerce NC, LLC, a North  
Carolina limited liability company  
5186 Benito Street #4538  
Montclair, CA 91763

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_,

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

**See attached Exhibit A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3346 page 1521-23.

All or a portion of the property herein conveyed \_\_\_ includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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:

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

KIC NC Division, LLC, a North Carolina Limited Liability Company (SEAL)  
(Entity Name)

By: [Signature] (SEAL)  
**Keith A. Rousseve, II**  
Title: Managing Member

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of North Carolina - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of October, 2017.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) Notary Public  
Notary's Printed or Typed Name \_\_\_\_\_

State of North Carolina - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that

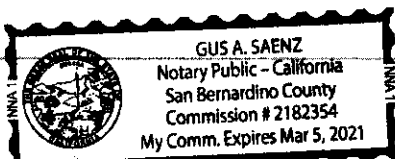
personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) Notary Public  
Notary's Printed or Typed Name \_\_\_\_\_

State of North Carolina - County or City of San Bernardino  
I, the undersigned Notary Public of the County or City of San Bernardino and State aforesaid, certify that Keith A. Rousseve, II

personally came before me this day and acknowledged that he is the Managing Member of KIC NC Division, LLC, a North Carolina Limited Liability Company corporation/limited liability company /general partnership /limited partnership (strike through the inapplicable), and that by authority duly 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 26th day of October, 2017.

My Commission Expires: May 5, 2021  
(Affix Seal) Notary Public [Signature]  
Notary's Printed or Typed Name Gus A. Saenz, Notary Public



### 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 San Bernardino )

On October 25, 2017 before me, Gus A.Saenz A Notary Public  
(insert name and title of the officer)

personally appeared Keith A. Rousseve II  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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 

(Seal)

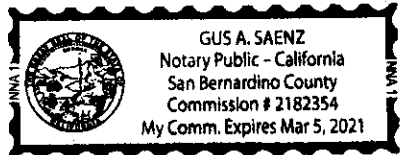


EXHIBIT A

TRACT ONE (2101 E. Twenty Fifth Street – Parcel #6846-05-1665.000):

BEGINNING at an iron stake, the Northeast Intersection of 25<sup>th</sup> Street (formerly Snyder Street) and Manchester Street, running thence Northwardly with the East line of Manchester Street 149.7 feet to an iron stake in the South line of a 10 foot alley; thence Eastwardly with the South line of said alley 50 feet to any iron stake, the Northwest corner of Lot No. 123; thence Southwardly with the West line of said Lot No. 123 – 149.7 feet to an iron stake in the North line of 25<sup>th</sup> Street; thence Westwardly with the North line of 25<sup>th</sup> Street, 50 feet to an iron stake to the point of beginning.

BEING KNOWN AND DESIGNATED as Lot No. 124 on the Map of ALEXANDER HEIGHTS, recorded in Plat Book No. 1, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina. Also known as Lot No. 124, Block 1213, Forsyth County Tax Map.

TRACT TWO (2728 Ansonia Street – Parcel #6836-97-6090.000):

BEING KNOWN AND DESIGNATED as Lot No. 48 as shown on the Map of City View as recorded in Plat Book 1 at page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.