

2018033210 00097

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

\$37.00

PRESENTED & RECORDED

08/27/2018 11:35:43 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3422

PG: 248 - 249

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$37.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6836-67-2018.000

Mail after recording to: *Grantee @ Address shown Below*

This instrument was prepared by: CLINT CALAWAY-

THIS DEED made this 24th day of AUGUST, 2018 by and between

GRANTOR

GARLAND RENTALS, LLC
PO BOX 451
COLFAX, NC 27235

GRANTEE

LASONYA C. SAMUELS
1008 TWENTY NINTH STREET
WINSTON SALEM, NC 27105

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 and more particularly described as follows:

BEING ALL OF LOT NO. 108 AS SHOWN ON MAP OF BROOKWOOD DEVELOPMENT, RECORDED IN PLAT BOOK 7, PAGE 43, IN THE PUBLIC REGISTRY OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3408, Page 677, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 7, Page 43, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 exceptions hereinafter stated.

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

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(s), the day and year first above written.

GARLAND RENTALS, LLC _____ (SEAL)
(ENTITY NAME)

By: Erik A. Garland _____ (SEAL)
Name: ERIK A. GARLAND
Title: MEMBER/MANAGER

By: _____ (SEAL)
Title: _____

_____ (SEAL)

STATE OF NORTH CAROLINA COUNTY OF FORSYTH

I, THE UNDERSIGNED NOTARY PUBLIC FOR THE COUNTY AND STATE AFORESAID, CERTIFY THAT ERIK A. GARLAND PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS MEMBER/MANAGER OF GARLAND REMTALS, LLC AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF SUCH ENTITY, HE/SHE SIGNED THE FOREGOING INSTRUMENT IN ITS NAME ON ITS BEHALF AS ITS ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 24th DAY OF August, 2018.

Marg Ellen Barger
NOTARY PUBLIC

