

2019003683 00161

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

\$82.00

PRESENTED & RECORDED

01/31/2019 03:04:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3444

PG: 2407 - 2408

TAX PIN NUMBER: 6837-88-7926.000

PREPARED BY: David A. Wallace

RETURN TO: Box 60

Mail Future Tax Bills To:

Excise Tax: \$82.00

This conveyance does not include the Grantor's primary residence

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this TH25 day of January, 2019 by **MAG PROPERTIES OF THE CAROLINAS, LLC** (hereinafter referred to as "Grantor") to **Longway Real Estate Investment LLC** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 described as follows:

BEING KNOWN AND DESIGNATED as Lot 1, containing 4,943 square feet, more or less, as shown on the "MAP SHOWING SUB-DIVISION OF PROPERTY OF R. M. COX AND W. A. MARTIN" as recorded in Plat Book 11 at Page 37 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Address: 1318 Wentworth Road, Winston-Salem, NC 27105

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

submitted electronically by "Justice Law Group, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 whosoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year stated below.

Mark A. Godfrey Seal
MAG RROPERTIES OF THE CAROLINAS, LLC
Mark A. Godfrey, Manager

STATE OF NORTH CAROLINA - County of Forsyth

I, David a. Wallace, a Notary Public of Forsyth County, State aforesaid certify that **Mark A. Godfrey** personally appeared before me this day and acknowledge the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 25 day of January 2019. .

David A. Wallace
David A. Wallace, Notary Public

My Commission Expires: 11/29/2019

Seal


