

2019018220 00208
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$210.00
PRESENTED & RECORDED
05/16/2019 04:25:05 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3460
PG: 2998 - 3000

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$210.00

Primary Residence: No

Parcel Identifier No. 6847-27-4669.000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, Attorney at Law, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

Brief description for the Index: _____

THIS DEED made this 14th day of May, 2019, by and between

| GRANTOR | GRANTEE |
|---|---|
| SSZ, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 4941 SHADY MAPLE LANE WINSTON-SALEM, NC 27106 | WILLIAM MCGOWAN, AN UNMARRIED MAN 4814 OLD WALKERTOWN ROAD 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 situated in the County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 2125, Page 2559.

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,

SSZ, LLC
(Entity Name)

Sandra Zitta (SEAL)

By: Sandra Zitta
Title: Manager

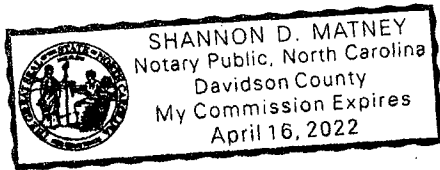
State of North Carolina - County of Forsyth

I, Shannon D. Matney, the undersigned Notary Public, certify that Sandra Zitta personally came before me this day and acknowledged that he/she is the Manager of SSZ, LLC, a North Carolina Limited Liability Company, 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 16th day of May, 2019

My Commission Expires: April 16, 2022

Notary Seal:



Shannon D. Matney
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron stake, the southeast corner of Lot No. 2, being on the North side of Walkertown Road on the map hereinafter referred to; running thence east along the Walkertown Road 50 feet to a stake; thence north 23 degrees 00' west 200 feet to a stake, the southeast corner of Lot No. 4; thence west along a part of the south line of Lot No. 4, 50 feet to a stake, the northeast corner of Lot No. 2; thence southwardly along the east line of Lot No. 2, 200 feet to a stake, the North side of Walkertown Road and place of beginning. Being Lot No. 3 as shown on the plat of re-subdivision of Grubbs-Butner property, plat made by J.A. Walker, C.E. in 1926, recorded in Plat Book 5, at Page 134, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Property Address: 4814 Old Walkertown Road
Winston-Salem, NC 27105