

2019035127 00068FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$48.00**

PRESENTED & RECORDED

09/05/2019 11:22:30 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3480**PG: 1288 - 1291****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$48.00

Parcel Identifier No. 6857-77-1462.00

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Jason T. Grubbs, a North Carolina licensed attorney, for Coltrane Grubbs Orenstein, PLLC. *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: Approx. 2.49 acres - Parnell Ridge Drive

THIS DEED made the 4th day of September, 2019, by and between

GRANTOR	GRANTEE
Bobby Ray Jones, unmarried; Daniel Shane Jones, unmarried; Tammy E. Hatcher (f/k/a Tammy Galenano), unmarried Grantor Address: 200 Simmons Road Pilot Mountain, NC 27041	Krushna Abodes, LLC, a North Carolina Limited Liability Company Property Address: 130 Stanley Farm Road Kernersville, NC 27284

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 remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, all that certain lot or parcel of land situated in Middle Fork Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

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

TITLE NOTES: Tammy E. Hatcher (f/k/a Tammy Galeano) conveyed the subject property to Bobby Ray Jones and Daniel Shane Jones by instrument recorded in Deed Book 2359 at Page 1371, Forsyth County Registry, retaining a life estate in the subject property in said instrument. Tammy E. Hatcher (f/k/a Tammy Galeano) joins in this instrument to convey any interest she possess in the subject property to Grantee.

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 easements, rights of way, and other restrictions of record.

*[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURES AND NOTARIZATIONS FOLLOW ON NEXT PAGE]*

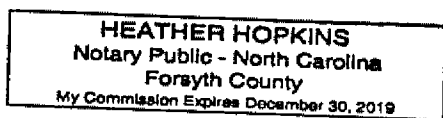
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Bobby Ray Jones (SEAL) *Daniel Shane Jones* (SEAL)
BOBBY RAY JONES DANIEL SHANE JONES

Tammy E. Hatcher (SEAL)
TAMMY E. HATCHER (F/K/A TAMMY GALEANO)

State of NC - County of Forsyth

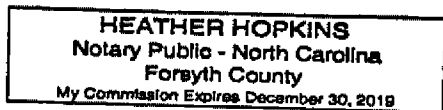
I, the undersigned Notary Public of Forsyth County, NC, certify that BOBBY RAY JONES personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day of September, 2019.



Heather Hopkins, Notary Public
My Commission Expires: 12/30/19

State of NC - County of Forsyth

I, the undersigned Notary Public of Forsyth County, NC, certify that DANIEL SHANE JONES personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day of September, 2019.



Heather Hopkins, Notary Public
My Commission Expires: 12/30/19

State of NC - County of Forsyth

I, the undersigned Notary Public of Forsyth County, NC, certify that TAMMY E. HATCHER (F/K/A TAMMY GALEANO) personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day of September, 2019.



Heather Hopkins, Notary Public
My Commission Expires: 12/30/19

EXHIBIT "A"
Property of Krushna Abodes, LLC, a North Carolina Limited Liability Company
4875 Parnell Ridge Road

BEGINNING at a point in the Northern right of way line of Parnell Drive, said point being an iron in the Southwest corner of Tract B (formerly part of Lot 12L, Tax Block 3237, in the Forsyth County Register of Deeds as now constituted); thence from the point of beginning North 01 degrees 35 minutes and 23 seconds West with the common line between Tract A and Tract B 629.87 feet to an iron; thence continuing South 86 degrees 45 minutes and 11 seconds East 211.61 feet to an iron; thence continuing South 05 degrees 30 minutes and 12 seconds West 627.53 feet to an iron in the Northern right of way of Parnell Drive; thence continuing with the Northern right of way line of Parnell Drive North 87 degrees 00 minutes and 00 seconds West 133.79 feet to an iron, the place of BEGINNING and containing 2.4873 acres.

The subject property is the same as that property described in Deed Book 2359, Page 1371 and Deed Book 2051 at Page 3726, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 685777-1462.00 on the Forsyth County Tax Maps.