

2019035400 00154FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$20.00

PRESENTED & RECORDED

09/06/2019 03:52:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3480**PG: 2763 - 2765****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 20.00

Parcel Identifier No. 6836-97-6090

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

By: _____

Mail/Box to: Grantee at: 1600 Normandy Lane, Winston-Salem, NC 27103

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 48, Map of City View, PB 1, PG 108, Forsyth County, North Carolina.

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

GRANTOR	GRANTEE
ERJ COMMERCE NC, LLC	NORMA RODRIGUEZ-LEAL
FORWARDING ADDRESS:	AND
<u>5186 Benito Street, #4538</u>	SAM B. DAVIS, JR.
<u>Montclair, CA 91763</u>	PROPERTY ADDRESS:
PROPERTY ADDRESS IS _____ IS NOT <u>X</u>	<u>2728 ANSONIA STREET</u>
GRANTOR'S PRIMARY RESIDENCE	<u>WINSTON SALEM, NC 27105</u>

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 **FORSYTH** County, North Carolina and more particularly described as follows:**SEE EXHIBIT "A"**
ATTACHEDSubmitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2019 and subsequent years.

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

ERJ COMMERCE NC, LLC

BY:  (SEAL)
ITS: JOSHUA ROUSSEVE
MEMBER/MANAGER

State of Utah
County of Forsyth Sealer

I, Celyn D Malmgren, the undersigned Notary Public of County and State aforesaid, certify that Joshua Rousseve who is known to me and being by me duly sworn says that he is Member Manager of ERJ Commerce NC, LLC, a Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said ERJ Commerce NC, LLC. WITNESS my hand and official stamp or seal, this 4 day of Sept, 2019.

My commission expires: June 18, 2021

SEAL

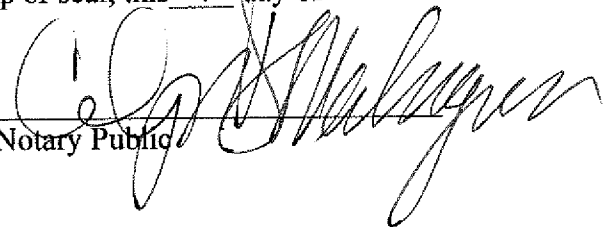

Notary Public



EXHIBIT "A"

**BEING KNOWN AND DESIGNATED AS LOT NO. 48 AS SHOWN ON THE MAP OF CITY VIEW AS
RECORDED IN PLAT BOOK 1, 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.**