

**2019042514 00063**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$970.00**

PRESENTED & RECORDED  
 10/23/2019 11:58:00 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: EVELYN R. DIXON  
 DPTY

**BK: RE 3488****PG: 4218 - 4220**

Mail deed and tax bills to Grantee: **1509 Cavendish Court, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$970.00

Brief description: **0.48 acres along Broad Street**

### GENERAL WARRANTY DEED

THIS DEED made this 23<sup>rd</sup> day of October, 2019, by and between:

<p><b>GRANTOR:</b></p> <p><b>AA&amp;J FORSYTH, LLC,</b>  <b>a North Carolina limited liability company</b></p> <p>Grantor address:        814 Biting Hall Drive        Rural Hall, NC 27045</p>	<p><b>GRANTEE:</b></p> <p><b>JALJEET INVESTMENTS LLC,</b>  <b>a North Carolina limited liability company</b></p> <p>Grantee address:        1509 Cavendish Court        Kernersville, NC 27284</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

### 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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **6940 Broad Street, Rural Hall, NC 27045**

Submitted electronically by "Thomas and Bennett"  
 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

**AA&J Forstyh, LLC, a North Carolina limited company**

Gurtej Singh (Seal)  
**Gurtej Singh, Member/Manager**

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

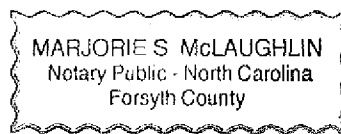
**Gurtej Singh**

October 23, 2019

Place notary seal below this line:

Marjorie S. McLaughlin  
 Notary Public -- Marjorie S. McLaughlin

My Commission Expires -- February 12, 2020



**EXHIBIT A**

**Jaijeet Investments LLC**  
**0.48 acres along Broad Street**  
**6940 Broad Street**

**Property Description:**

**BEGINNING** at a nail in the pavement in the western right-of-way line of U. S. Highway No. 52, said nail being located the two following courses and distance from the southwest intersection of the right-of-way lines of U. S. Highway 52 and Wall Street, to-wit: South 04° 04' 06" East 98.07 feet and South 01° 24' 24" East 37.60 feet to a nail; thence from said beginning point along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.497 feet and a chord bearing and distance of South 02° 16' 32" West 150.07 feet to an iron in the north line of Lot 15 as shown on Map of Lillie Kiser Wall property recorded in Plat Book 8, Page 206(2) in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the north line of said Lot 15, North 85° 59' 40" West 140 feet to an iron; thence North 02° 16' 32" East 150.07 feet to an iron; thence South 85° 59' 40" East 140 feet to the point and place of **BEGINNING**. Being part of Tax Lots 103 and 104, Block 4935 Forsyth County Tax Maps as presently constituted, all according to survey of Kenneth Lee Foster dated July 27, 1988.

**TOGETHER** with a non-exclusive easement of ingress, egress and regress over and upon a tract or parcel of land approximately 37 feet in width and leading from the western right-of-way of U. S. Highway 52 in a westwardly direction 140 feet, more or less, and being described as follows:

**Beginning** at a nail in the western right-of-way line of U. S. Highway 52, said nail being the northeast corner of the property described above; thence from said beginning point, North 85° 59' 40" West 140 feet to an iron; thence North 04° 08' 35" East 37.43 feet to an iron; thence South 85° 59' 40" East 136.36 feet to a nail in the western right-of-way line of U. S. Highway 52; thence along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.50 feet and a chord bearing and distance of South 01° 24' 24" East 37.60 feet to the point and place of beginning, all according to survey of Kenneth Lee Foster dated July 27, 1988.

**The parties hereto intend that the above-described property is to be used for the purpose of gaining access to U. S. Highway 52 from the property described above through a existing curb cut.**

There is conveyed herewith all of the property described in the deed recorded in Book 2845, Page 457, Forsyth County Registry. Furthermore, there is conveyed herewith this property is subject to any and all easements appurtenant to this property including but not limited to the easements referenced and/or described in the deeds recorded in Book 1647, Page 2186; Book 2310, Page 86; Book 2334, Page 2611; Book 2630, Page 2370 and Book 2845, Page 457, Forsyth County Registry.

This is the same property as described in Book 2845, Page 457, Forsyth County Registry and is designated as Tax PIN 6920-02-5385.00 (Block 4935, Lot 303) on the Forsyth County tax maps. (This property contains approximately **0.48 acres** according to the Forsyth County Tax maps.)