

2020031699 00229FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$800.00**

PRESENTED & RECORDED

07/27/2020 01:17:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3540**PG: 1815 - 1817****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$800.00**Tax Parcel Number:** 6816-50-4731**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 701 Yorkshire Road, Winston-Salem, NC 27106**Property Address:** 701 Yorkshire Road, Winston-Salem, NC 27106**Brief description for the Index:** Lot 23, Block A, Shoreland Park PropertyTHIS DEED made this 27th day of July, 2020 by and between**GRANTOR**

NIBOR PROPERTIES II, LLC

514 S. Stratford Road, Suite 220
Winston-Salem, NC 27103**GRANTEE**

JOHN D. SIMMONS

701 Yorkshire Road
Winston-Salem, NC 27106

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** State of North Carolina and more particularly described as follows:**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3474, Page 4239, Forsyth County Registry.

THIS IS _____ OR IS NOT ☒ THE GRANTOR'S PRIMARY RESIDENCEsubmitted electronically by "Craige Jenkins Liipfert & Walker LLP"
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 valid and enforceable easements and restrictions of record, if any; and 2020 property taxes.

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

NIBOR PROPERTIES II, LLC, a North Carolina Limited Liability Company

By: Stephen W. Setliff (SEAL)
Stephen W. Setliff, Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Ailee Ballard, a Notary Public of the County of Forsyth and State of North Carolina, certify that Stephen W. Setliff, either being personally known to me or proven by satisfactory evidence (said evidence being driver license), who is the Manager of NIBOR PROPERTIES II, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Manager of NIBOR PROPERTIES II, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 27th day of July, 2020.

Ailee Ballard

Notary Public

Name: Ailee Ballard

My Commission Expires: December 20, 2022

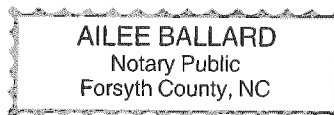


EXHIBIT "A"
PROPERTY DESCRIPTION

Being known and designated as Lot No. 23, Block A, as shown on a Plat of certain Shoreland Park Property recorded in Plat Book 16, Page 227, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.