

2020038012 00002

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/31/2020 08:21:59 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3548
PG: 734 - 735

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier Number: 6829-18-5583 Tax ID or Block & Lot: BLOCK 4943 BU1 LOT 023A

Mail/Box to: Grantee at Post Office Box 1424, Rural Hall, NC 27045

This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104

Brief description for the Index: Lot metes & bounds on Univ. Pkwy., Block , Section , Phase , Map of

THIS DEED made this August 27, 2020 by and between

GRANTOR

Nicholas David Hall and wife,
 Anna C Hall

Grantor Address:

Post Office Box 1424
 Post Office Box 1424

GRANTEE

MBL Investments LLC
 a NC LLC

Buyer Address:

Post Office Box 1424
 Rural Hall, NC 27045

Property Address:
 6655 University Parkway
 Rural Hall, North Carolina 27405

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 or near the City of Rural Hall, Forsyth County, North Carolina and more particularly described as follows:

County Tax ID: BLOCK 4943 BU1 LOT 023A / 6829-18-5583

BEGINNING at a new iron pipe located on the East margin of University Parkway (Old U.S. 52), said new pipe being the Southwest corner of Lot #25 and the Northwest corner of Lot #24; running thence South 88 degrees 01 min. 43 sec. East 315.89 feet to a new iron in the line of T.W. Blaylock, Jr., (Deed Book 527, Page 274); thence South 02 degrees 25 min. 00 sec. West 72.84 feet to a new iron pipe said iron pipe being a new corner for Gross; thence North 88 degrees 01 min. 43 sec. West 297.46 feet to a new iron pipe on the East margin of University Parkway (Old U.S. 52); thence with the margin of said road North 11 degrees 48 min. 24 sec. West 75.00 feet to the point of beginning, containing 0.512 acres, 22,338 square feet, as surveyed by R. Craig Sizemore, R.L.S. April 1, 1992.

For back title reference see Deed Book 1381, Page 290, Plat Book 10, Page 166, Tax Block 4943.

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3297, Page 3723.

A map showing the above described property is recorded in Plat Book 10, Page 166.

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 has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions: 2019 Ad Valorem taxes are PAID in the amount of \$1688.32
2020 Ad Valorem taxes are DUE in the amount of \$1678.57

_____/_____**THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

Nicholas David Hall (SEAL)

Nicholas David Hall

By: _____

Anna C Hall (SEAL)
Anna C Hall

ATTEST:

(SEAL)

Secretary (Corporate Seal)

(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Nicholas David Hall and Anna C Hall personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 27 day of August, 2020.

My Commission Expires: 10/3/22

Brian H. Elam
Brian H. Elam, Notary Public

