

2020040817 00110

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED
 09/15/2020 12:09:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3551
PG: 3849 - 3851

Mail deed and tax bills to Grantee: **5000 West Road, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: \$ 340.00

Brief description: **Lot 1 (0.995 acres), Safe Rock Properties, LLC property (Revised)**

GENERAL WARRANTY DEED

THIS DEED made this 14th day of September, 2020, by and between:

<p>GRANTOR:</p> <p>SAFE ROCK PROPERTIES, LLC, a North Carolina limited liability company</p> <p>Grantor address: 600 Susanna Court Kernersville, NC 27284</p>	<p>GRANTEE:</p> <p>BRANDON SAMUEL SHIELDS and wife, CARLEIGH J. NESTER</p> <p>Grantee address: 5000 West Road 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: **5000 West Road, Kernersville, NC 27284**

submitted electronically by "Craig 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 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.

Safe Rock Properties, LLC, a North Carolina limited liability company



(Seal)

David Craig Jones, Manager

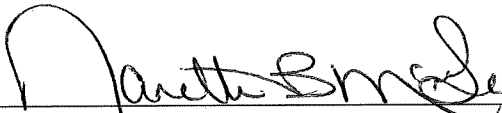
North Carolina, Forsyth County

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:

David Craig Jones

September 14, 2020

Place notary seal below this line:



Notary Public -Nanette B. McGee

My Commission Expires: September 24, 2020

NANETTE B. McGEE
Notary Public - North Carolina
Guilford County

Exhibit A

Brandon Samuel Shields

Lot 1 (0.995 acres), Safe Rock Properties, LLC property (Revised)

5000 West Road

BEING KNOWN AND DESIGNATED as **Lot 1 (0.995 acres) of Safe Rock Properties, LLC property (Revised)**, a map and plat of which is recorded in **Plat Book 72, Page 91** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

There is conveyed herewith and this property is subject to any and all easements and/or right of ways appurtenant to this property including, but not limited to, the easements described and/or referenced in Book 1322, Page 660; Book 1663, Page 1538; Book 3551, Page 3194; Plat Book 71, Page 128 and Plat Book 72, Page 91 and the "Unnamed but Dedicated Road" per Book 1232, Page 1669" as shown on Plat Book 71, Page 128 and Plat Book 72, Page 91, Forsyth County Registry.

This property is part of the property described in the deed recorded in Book 3401, Page 4304, Forsyth County Registry and is currently designated as part of Tax PIN 6867-51-4295.00 and Tax PIN 6867-51-2134.00 on the Forsyth County tax maps. (Note: This property was part of Tax PIN 6867-51-5226.00 for the 2020 Forsyth County tax bill.)

Note: A portion of the property described in the deed recorded in Book 3401, Page 4304, Forsyth County Registry was conveyed to Dean McCray Lewis by the deed recorded in Book 3551, Page 3194, Forsyth County Registry.