

2020044360 00278

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$130.00
 PRESENTED & RECORDED
 10/02/2020 03:54:47 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3556**PG: 2501 - 2503**

Submitted electronically by "Meek Law Firm PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00

Parcel Identifier No.: 5897-45-8162

Mail after recording to: SheRa Enterprises LLC, 320 Gold Ave SW, Ste 620 PMB 1728, Albuquerque, NM 87102

This instrument was prepared by: Meek Law Firm PC, 10130 Mallard Creek Road, Suite 300, Charlotte, NC 28262

Brief Description from the Index: Lot 57, Salem West, Section 2

THIS DEED made this 30th day of September, 2020, by and between

| GRANTOR | GRANTEE |
|--|--|
| <p>Joseph G. Chewning, a single man</p> <p>6828 Hollow Oak Drive Mint Hill, NC 28227</p> | <p>SheRa Enterprises LLC, a North Carolina Limited Liability Company</p> <p>320 Gold Ave SW Ste 620 PMB 1728 Albuquerque, NM 87102</p> |

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 City of Pfafftown, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described [] is or [x] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3267, Page 3315, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 28, Page 196, and referenced within this instrument.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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

Joseph G. Chewning
Joseph G. Chewning

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Jonathan MEEK, Notary Public, do hereby certify that Joseph G. Chewning personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 25th day of September, 2020.

Jonathan MEEK

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/12/2021

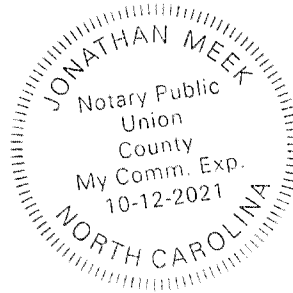


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 57 as shown on the map of Salem West, Section 2, recorded in Plat Book 28, Page 196 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.

Tax Parcel Number: 5897-45-8162

Property Address: 5305 Bent Tree Court, Pfafftown, NC 27040