

2021021575 00095FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$110.00**

PRESENTED & RECORDED

04/27/2021 11:01:48 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3605**PG: 47 - 48****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$110.00

Parcel Identifier No. 5892-45-7067

Mail/Box to: Grantee at 1871 W. Clemmons Rd., Winston-Salem, NC 27127

This instrument was prepared by David T. Kasper, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Tract 2, PB 50, 178

THIS DEED made this 27th day of April, 2021, by and between

| GRANTOR | GRANTEE |
|--|---|
| Weidl Properties, LLC, A North Carolina limited liability company | DAJ Development, LLC, A North Carolina limited liability company |

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as tract 2 as shown on map entitled "Shugart Management, Inc., Lot 38D, Tax Block 4209" recorded in Plat Book 50, page 178 in the Office of the Register of Deeds of Forsyth county, North Carolina, to which map reference is hereby made for a more particular description.

Property address: 4379 Hampton Rd., Clemmons, NC 27012

For back title see, deed book 3394, page 1872 of the Forsyth County Registry

No portion of the property herein conveyed includes the primary residence of a Grantor.

submitted electronically by "Kasper & Payne, P.A."
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: Easements and restrictions of record, 2021 ad valorem taxes, rights of tenants in possession of premises under leases which have been disclosed previously to Grantee.

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

Weidl Properties, LLC

By:

Robert Weidl (SEAL)
Robert Weidl, Manager

State of North Carolina
County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Robert Weidl personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed in his capacity as Managing Member of Weidl Properties, LLC. Witness my hand and Notarial stamp or seal this 27 day of April, 2021.

My Commission Expires: 11/21/2022

Melanie J. Snow
Melanie J. Snow Notary Public

(Affix Seal)

MELANIE J. SNOW
NOTARY PUBLIC
Forsyth County, NC
My Comm. Exp.