

2021028103 00320FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$135.00**

PRESENTED & RECORDED

05/26/2021 04:44:39 PM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3613**PG: 722 - 724****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$135.00****Parcel Identifier No.: 6836-36-6398.000****Brief description for index: Lot 5, Bon Air Realty Company****Mail deed/taxes after recording to Grantee: 1740 Elizabeth Ave., Winston Salem, 27103****This instrument was prepared by: Patti D. Dobbins, Attorney at Law**THIS DEED made this 26th day of May, 2021 by and between**GRANTOR:****S & J WARREN, LLC**, a North Carolina Limited LiabilityAddress: 7840 N. Point Blvd. #11042
Winston Salem, NC 27116**GRANTEE:****PACTOLUS GROUP 2, LLC**, a North Carolina Limited LiabilityProperty Address: 2719 N. Glenn Ave.
Winston Salem, NC 27105

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.

WITNESSTH, 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 Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **2927**, Page **1758**, **FORSYTH** County Registry.

"This instrument prepared by: PATTI D. DOBBINS, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Pages 25, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

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 officer by authority of its Board of Directors, the day and year first above written.

S & J WARREN, LLC

By: *Scott Warren*
SCOTT WARREN

Title: Manager

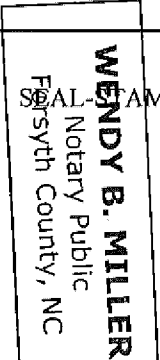
 <p>WENDY B. MILLER Notary Public Forsyth County, NC</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u></p> <p>I, <u>Wendy B. Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that SCOTT WARREN personally came before me this day and acknowledged that he/she is Manager of S & J WARREN, LLC, and acknowledged, on behalf of S & J WARREN, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>26th</u> day of <u>May</u>, 2021.</p> <p>My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public</p>
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EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at an iron stake on the East side of Glenn Avenue 200 feet South of the Southeast intersection of Glenn Avenue and 28th Street; thence East parallel with 28th Street 150 feet to an iron stake in the West line of a 15 foot alley; thence South along the West side of said fifteen foot alley 50 feet to an iron stake; thence West parallel with 28th Street 150 feet to an iron stake in the East line of Glenn Avenue; thence North along the East line of Glenn Avenue 50 feet to an iron stake, the PLACE OF BEGINNING, being LOT NUMBER 5 as shown on the map entitled BON AIR REALTY

COMPANY, made by C.E. Ellerbe and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 25; also being a part of that certain tract or parcel of land conveyed to P.H. Hanes, Jr. by Bon Air Realty Company by deed dated January 24, 1924, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 204, Page 267, reference to which is hereby made, the above described land being the first tract as set forth in said deed.

PROPERTY ADDRESS: 2719 N. GLENN AVE., WINSTON SALEM, NC 27105

PARCEL ID #: 6836-36-6398.000