

**2021040572 00013**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$130.00**  
 PRESENTED & RECORDED  
 07/29/2021 08:30:14 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE  
 DPTY

**BK: RE 3629****PG: 105 - 106****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

PARCEL IDENTIFIER NO. 6848-11-4464

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021  
 THIS INSTRUMENT WAS PREPARED BY: HARRY MARSH LAW, PLLC (*Lion Title Insurance*)

RETURN TO: HARRY MARSH LAW, PLLC TEXT SUPPORT 24/7: 704-389-2639, 1320 MATTHEWS- MINT HILL ROAD,  
 MATTHEWS, NC 28105  
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this **28th** day of July, 2021, by and between

GRANTOR	GRANTEE
<b>Gerald D. Mock and wife, Jenée C Mock</b>	<b>Abundant Ventures Group LLC, A North Carolina Limited Liability Company</b>
Mailing Address 1616 Sanford Dr. Winston Salem, NC 27105	Property Address: 1616 Sanford Dr. Winston Salem, NC 27105
	Mailing Address 1235-E East Boulevard Suite E-279 Charlotte, NC 28203

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot Number 87 as shown on the Map of Ferrell Heights, Section 2, as recorded in Plat Book 16, Page 158 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1616 Sanford Dr, Winston Salem, NC 27105  
 Parcel ID: 6848-11-4464

All or a portion of the property herein conveyed (\_\_\_\_) includes or ( X ) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **3091** at Page **2329**.

**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.

submitted electronically by "Harry Marsh Law"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

**All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.**

**IN WITNESS WHEREOF**, the Grantor has hereunto set their hand and seal the day and year first above written.

Gerald D. Mock  
Gerald D. Mock

Jenee C Mock  
Jenee C Mock

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that **Gerald D. Mock and wife, Jenee C Mock**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 28 day of July, 2021.

Notary Signature:

Maleah Pinyan

Notary's Printed Name:

Maleah Pinyan

My Commission Expires:

3/24/2026

[Notarial Seal]

Maleah Pinyan  
NOTARY PUBLIC  
Rowan County  
North Carolina  
My Commission Expires 03/24/2026