

2021046024 00079

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

\$90.00

PRESENTED & RECORDED

08/25/2021 11:42:52 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3635

PG: 2776 - 2778

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier Number: 6843-35-6355 Tax ID or Block & Lot: LOT 160 BLOCK 2667A

Mail/Box to: Grantee at Post Office Box 1424, Rural Hall, NC 27045

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Unit 160, Section 2 of South Wind Villas

THIS DEED made this August 25, 2021 by and between

GRANTOR	GRANTEE
Larry R. Glessner, divorced	MBL Investments LLC, a NC LLC
Grantor Address:	Buyer Address:
171 Fulp Road Kernersville, NC 27284	Post Office Box 1424 Rural Hall, NC 27045
	Property Address: 909 South Ridge Court #160 Winston-Salem, NC 27127

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING informally known as Tax Lot No. 160 , in Block 2667A, on the Forsyth County Tax Maps as they presently exist; and being also known as 909 South Ridge Court, Winston Salem, NC 27127; and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BEING KNOWN AND DESIGNATED as Unit 160, as shown on the plat of South Wind Villas, Section Two, as recorded in Unit Ownership Book No. 1, Pages 143 through 145, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the 'DECLARATION OF CONDOMINIUM' issued by Kennedy Associates, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1343, Page 952, et. seq. and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1342, Page 989, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2510, Page 4041.

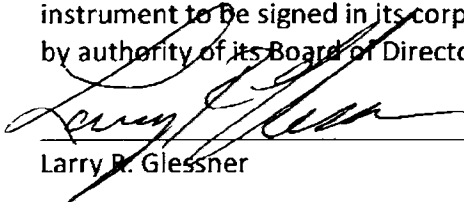
A map showing the above described property is recorded in Plat Book 1, Page 145.

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: 2020 Ad Valorem taxes are paid in the amount of \$550.98
2021 Ad Valorem taxes are DUE in the amount of \$699.29

___ / ___ **THIS PROPERTY DOES ~~DOES NOT~~ INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

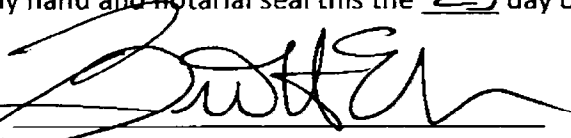
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 _____ (SEAL)
Larry R. Glessner

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Larry R. Glessner personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 25 day of August, 2021.

My Commission Expires: 10/3/22



Brian H. Elam, Notary Public

