

**2021055236 00065**

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

**\$414.00**

PRESENTED & RECORDED

10/08/2021 10:12:35 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3646**

**PG: 3442 - 3446**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$414.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee: 5014 Casting Way, Greensboro, NC 27455

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: 4711 WESTON BROOK TRAIL, KERNERSVILLE

THIS DEED made this 17th day of September, 2021, by and between

GRANTOR	GRANTEE
James M. Pierce and spouse, Deanett Pierce Forwarding Address: 3569 Edwards Road Cincinnati, OH 45208	Brason Properties, LLC Property Address: 4701 Weston Brooke Trail Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Kernersville, \_\_\_\_\_ Township, FORSYTH County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3172 page 1147. All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 31 page 148.

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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

SEE ATTACHED CERTIFICATE

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

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_ James M. Pierce (SEAL) Print/Type Name: James M. Pierce

By: \_\_\_\_\_ (SEAL) Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: Deanett Pierce

By: \_\_\_\_\_ (SEAL) Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL) Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that James M. Pierce and spouse, Deanett Pierce personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

See attached

My Commission Expires: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public Notary's Printed or Typed Name

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

ORANGE

s.s.

On SEPTEMBER 17, 2021 before me, NANCY A BARAJAS - Notary Public

Name of Notary Public, Title

personally appeared

JAMES M PIERCE

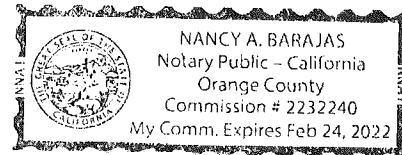
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Nancy A Barajas  
Notary Public

Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the checked document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of North Carolina GENERAL WARRANTY DEED containing 2 pages, and dated 9/17/2021.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_

Name of Entity (Company, Partnership, etc.) State of \_\_\_\_\_

Additional Information
<b>Method of Signer Identification</b> Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es) Notarial event is detailed in notary journal on: Page # _____ Entry # _____ Notary contact: _____ Other: <input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s) <input type="checkbox"/> _____

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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

\_\_\_\_\_  
 (Entity Name) Print/Type Name: James M. Pierce MMN (SEAL)

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
Deanett Pierce (SEAL)  
 Print/Type Name & Title: Deanett Pierce

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
Maggie M. Nestheide, Attorney At Law (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
NOTARY PUBLIC - STATE OF OHIO  
 My commission has no expiration date  
 Sec. 147.03 R.C. (SEAL)

State of OHIO - County or City of Hamilton

I, the undersigned Notary Public of the County or City of Hamilton and State aforesaid, certify that James M. Pierce and spouse, Deanett Pierce personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17 day of September, 2021.

My Commission Expires: has no expiration  
 (Affix Seal)

Maggie M. Nestheide Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary's Printed or Typed Name

Exhibit A

4711 Weston Brook Trail, Kernersville, NC 27284

BEING KNOWN AND DESIGNATED as **Lot 1 of Danabrooke, Section One (Revised)**, a map and plat of which is recorded in **Plat Book 31, Page 148** 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.

*Save and except* that portion of the above described property conveyed to the North Carolina Department of Transportation by deed recorded December 2, 2013 in Book 3157, Page 1430, Forsyth County Registry.

This is the same property as described in Book 2747, Page 2741, Forsyth County Registry (**save and except** that portion of the above described property conveyed to the North Carolina Department of Transportation by deed recorded December 2, 2013 in Book 3157, Page 1430) and is designated as Tax PIN 6867-50-2098.00 (Block 5354E, Lot 001C) on the Forsyth County tax maps.