

2021066657 00088

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$280.00
 PRESENTED & RECORDED
 12/07/2021 11:08:04 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3660
PG: 4386 - 4388

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 280.00

Parcel Identifier No. 6827-77-4657.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 15720 Brixham Hill Ave, #300, Charlotte, NC 28277

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search requested or performed. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Metes and bounds, Forsyth County, North Carolina.

THIS DEED made this 2nd day of December, 2021, by and between

GRANTOR	GRANTEE
<p>JUSTIN FORT and wife, MELISSA FORT F/K/A MELISSA LOBO</p> <p>FORWARDING ADDRESS:</p> <p><u>12988 SW 24TH STREET</u> <u>MIRAMAR, FL 33027</u></p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> <u>GRANTOR'S PRIMARY RESIDENCE</u></p>	<p>VSP RALEIGH, LLC a Delaware Limited Liability Company</p> <p>PROPERTY ADDRESS:</p> <p><u>148 ATHENS DRIVE</u> <u>WINSTON SALEM, NC 27105</u></p>

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 **FORSYTH** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2021 and subsequent years.

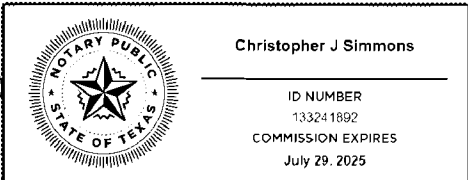
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Justin Fort (SEAL)
JUSTIN FORT
Melissa Fort (SEAL)
MELISSA FORT

State of Texas – County of Harris

I, Christopher J Simmons, a Notary Public of Harris County, State of Texas, certify that **JUSTIN FORT** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 2nd day of December, 2021.

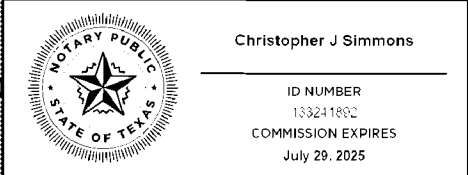
(SEAL)  *Christopher J Simmons* Notary Public
Notary Public, State of Texas
My Commission Expires: 07/29/2025

Notarized online using audio-video communication

State of Texas – County of Harris

I, Christopher J Simmons, a Notary Public of Harris County, State of Texas, certify that **MELISSA FORT** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 2nd day of December, 2021.

(SEAL)  *Christopher J Simmons* Notary Public
Notary Public, State of Texas
My Commission Expires: 07/29/2025

Notarized online using audio-video communication

EXHIBIT A

BEGINNING AT AN IRON PIPE SET IN THE NORTHERN RIGHT-OF-WAY OF ATHENS DRIVE, SAID PIPE BEING LOCATED S 85-29-11 W 127.66 FEET FROM THE SOUTHWEST CORNER OF PROPERTY OF FOUSEL C. EL AS SHOWN IN DEED BOOK 2385, PAGE 3810, RUNS THENCE N 02-11-11 W 121.38 FEET TO AN IRON PIPE SET IN THE SOUTHERN LINE OF LOT 5, SECTION 2 OF RETNUH HILLS, RUNS THENCE S 85-22-53 E 37.56 FEET TO AN EXISTING IRON PIPE, RUNS THENCE S 01-17-51 W 52.09 FEET TO AN EXISTING IRON PIPE, RUNS THENCE N 86-26-49 E 91.57 FEET TO AN EXISTING IRON PIPE, RUNS THENCE S 03-35-52 E 61.97 FEET TO A SOLID IRON PIPE IN THE NORTHERN RIGHT-OF-WAY OF ATHENS DRIVE RUNS THENCE S 85-29-11 W 127.66 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 9939 SQUARE FEET AND BEING SHOWN AS NEW LOT 4, RECOMBINATION SURVEY OF PROPERTY OF CARL RAYMOND ARCHIE, SR.