

2021068254 00075FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$1200.00**

PRESENTED & RECORDED

12/15/2021 11:43:42 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3662**PG: 4230 - 4232****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1,200.00

Parcel Identifier No. 5893-04-0489.000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: Scott K. Burger, 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.

Brief description for the Index: Lot 2, Clemmons Town CenterTHIS DEED made this 30th day of November, 2021, by and between**GRANTOR**KJEM ENTERPRISES, LLC,
a North Carolina limited liability company4400 Silas Creek Pkwy, Ste. 200
Winston-Salem, NC 27104**GRANTEE**30'S EQUITY, LLC,
a North Carolina limited liability company4135 Winding Oaks Trail
Lewisville, NC 27023

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 2 as shown on that certain plat titled FINAL PLAT FOR: CLEMMONS TOWN CENTER LEWISVILLE CLEMMONS ROAD, recorded in Plat Book 62, Pages 130-131, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3380 Page 1265, as amended and corrected by instruments recorded in Book 3411, Page 4390 and Book 3438, Page 1903 all in the Forsyth County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 62 page 130-131.

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 claiming by, under or through Grantor, other than the following exceptions:

[Permitted Exceptions to be determined upon completion of title search].

[Remainder of Page Left Intentionally Blank]

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

KJEM ENTERPRISES, LLC


By: 

David R. Morgan, Member/Manager

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that David R. Morgan personally came before me this day and acknowledged that he is the Member/Manager of KJEM Enterprises, LLC, a North Carolina limited liability company, 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 24th day of November, 2021.

My Commission Expires: 6/22/2025
(Affix Seal)


Scott K Burger Notary Public
Notary's Printed or Typed Name

SCOTT K BURGER
• NOTARY PUBLIC
Forsyth County, NC