

2021070584 00303FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$580.00**

PRESENTED & RECORDED

12/29/2021 03:16:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3665**PG: 4161 - 4162****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$580.00Parcel Identifier No. 6889-73-0897.000

Verified by " " County on the ___ day of _____, 20___ By: _____

Mail/Box to: GranteeThis instrument was prepared by: City of Oaks LawBrief description for the Index: Lot 5 Deer Path Sec1THIS DEED made this 20 day of December, 2021, by and between**GRANTOR****Christy Lee McBride and spouse, Eric Brandon McBride****Mailing Address:****6000 Eaton Road, Walnut Cove, NC 27052****GRANTEE****VM Pronto, LLC, a Delaware limited liability company****Mailing Address:****5001 Pinza on the Lake, Suite 200, Austin, Texas 78746****Property Address:****9316 Deer Path Lane, Kernersville, North Carolina 27284**

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:**Being known and designated as Lot Number 5, as shown on the map of Deer Path, Section 1, as recorded in Plat Book 32, Page 149 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: 9316 Deer Path Lane, Kernersville, North Carolina 27284**The property hereinabove described was acquired by Grantor by instrument recorded in Book 3105 Page 2446.All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.A map showing the above described property is recorded in Map Book 32 Page 149

This instrument prepared by Jonathan W. Anderson Law, 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.

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

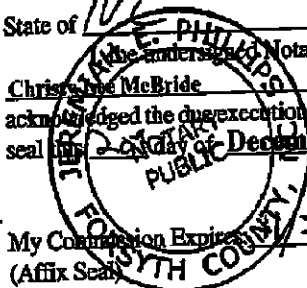
Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Christy Lee McBride (SEAL)
Christy Lee McBride

Eric Brandon McBride (SEAL)
Eric Brandon McBride

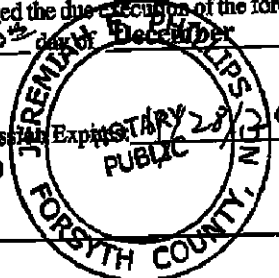
State of NC - County or City of Forsyth
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Christy Lee McBride personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of December, 2021.



My Commission Expires 2/28/21
(Affix Seal)

Jeremiah E Phillips
Notary Public
Notary's Printed or Typed Name

State of NC - County or City of Forsyth
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that Eric Brandon McBride 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 20th day of December, 2021.



My Commission Expires 2/28/21
(Affix Seal)

Jeremiah E Phillips
Notary Public
Notary's Printed or Typed Name