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FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$2662.00 PRESENTED & RECORDED 03/15/2022 03:16:07 PM LYNNE JOHNSON REGISTER OF DEEDS BY: OLIVIA DOYLE, ASST BK: RE 3682 PG: 697 - 700

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2,662.00	
Parcel Identifier No. <u>6816-97-3752.000</u> Verified by By:	County on the day of, 2022
Mail/Box to: Bell, Davis & Pitt, P.A., P.O. Box 21029, V	Vinston-Salem, NC 27120-1029 (Box 106)
This instrument was prepared by: Mallory M. Oates	
Brief description for the Index: Lot 7, Audubon Village THIS DEED made this 9th day of March 2022, by and between	
Audubon Village, LLC, a North Carolina limited	James M. Poehling, a 50% undivided interest and Patrick W. Poehling and spouse,
Liability company	Robert E. Poehling, a 50% undivided interest, as joint tenants with rights of survivorship
301 N. Main Street, Suite 2300	1553 Audubon Village Drive
Winston-Salem, NC 27101	Winston-Salem, NC 27106
Enter in appropriate block for each Grantor and Grantee: entity, e.g. corporation or partnership.	name, mailing address, and, if appropriate, character of

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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NC Bar Association Form No. $6 \odot 1/1/2010$, 2013 Printed by Agreement with the NC Bar Association 803476v1

This standard form has been approved by: North Carolina Bar Association – NC Bar Form No. 6

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

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

A Plat showing the above described property is recorded in Plat Book 68, Page 49, Forsyth County Registry.

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:

Easements, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year and ad valorem taxes for each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

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

AUDUBON VILLAGE, LLC, a North Carolina limited liability company

By: JDL Castle Corporation, Manager

By: W. David Shannon, President

STATE OF NORTH CAROLINA COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein: W. David Shannon, President of JDL Castle Corporation, Manager of Audubon Village, LLC, a North Carolina limited liability company.

Date: 3-9-22

Mynffield Official Signature of Notary

MARGARET PRIDDY
Notary Public-North Carolina

COUNTY OF FORSYTH
My Commission Expires: 2 ~ 10~25

Margaret Priddy Notary's printed or typed name

My commission expires: 2-10-25

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EXHIBIT A

BEING a certain tract or parcel of land located in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEING all of Lot 7 as shown on Final Map for Audubon Village recorded in Plat Book 68, page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.