

2022013166 00087

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$112.00
PRESENTED & RECORDED
03/18/2022 12:54:06 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3682 PG: 3669 - 3670

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$112.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **6827480247**

Mail after recording to: I & E

This instrument was prepared by: Julie H. Morrison, Ivey & Eggleston, 111 Worth Street, Asheboro, NC 27203

THIS DEED made this 16th day of March, 2022, by and between

GRANTOR

NTV Group, LLC**Mailing Address: 125 Petree Road Winston Salem, NC 27106**

GRANTEE

VJR Homes, LLC**Mailing Address: 4030 Wake Forest Road, Suite 349 Raleigh, NC 28609**

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 and more particularly described as follows:

WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA: (4905 Wilkes Drive, Winston Salem, NC 27106)

BEGINNING AT A STAKE ON THE EAST SIDE OF WASHINGTON DRIVE, SAID STAKE BEING 182.5 FEET NORTH OF THE NORTHEAST INTERSECTION OF WASHINGTON DRIVE AND OLD TOWN ROAD; THENCE EASTWARDLY ALONG THE NORTH LINE OF LOT 7 A DISTANCE OF 125 FEET TO A STAKE; THENCE NORTHWARDLY 50 FEET TO A STAKE, THE SOUTHEAST CORNER OF LOT 10; THENCE SOUTHWARDLY ALONG THE EAST LINE OF WASHINGTON DRIVE A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING AND BEING KNOWN AND DESIGNATED AS LOT 8 AND 9, BLOCK 1 OF WASHINGTON PARK, SECTION NO . 1 AS

submitted electronically by "Ivey & Eggleston"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

RECORDED IN PLAT BOOK 4 AT PAGE 185 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA AND BEING THE IDENTICAL PROPERTY DESCRIBED AS TRACT TWO IN DEED RECORDED IN BOOK 2041 AT PAGE 1532, FORSYTH COUNTY REGISTRY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3360**, Page **508**, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book **4**, Page **185**, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **No**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

NTV GROUP, LLC

BY: *Norm Lee Viands Jr.*
NORMAN LEE VIANDS, JR.

NORTH CAROLINA
RANDOLPH COUNTY

I, JULIE H. MORRISON, a Notary Public, hereby certify that NORMAN LEE VIANDS, JR. personally came before me this day and acknowledged the execution of the foregoing instrument, all in his capacity as Member Manager, in the name and for and on behalf of, NTV GROUP, LLC, a limited liability company organized under the laws of the State of North Carolina.

Witness my hand and notarial stamp or seal, this 16 day of March, 2022.

My Commission Expires:

7/24/2023

