

2022017385 00068FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1200.00PRESENTED & RECORDED
04/12/2022 11:13:32 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3687

PG: 4346 - 4347

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$1,200.00

Parcel Identifier No.: 6816-81-6009.000 (Tax Block 2956, Tax Lot 006)

Mail tax bills to Grantee: 2937 Buena Vista Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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 Index: 2937 Buena Vista Road

THIS DEED made this 12 day of April, 2022 by and between,

GRANTOR AQUARIUS 2000, LLC a Nevada limited liability company Mailing Address: 2440 Reynolds Drive, Winston-Salem, NC 27104	GRANTEE JENNIFER D. SCETTLE (married) Mailing Address: 2937 Buena Vista Road, Winston-Salem, NC 27104
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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:

BEGINNING at a point marked by an iron stake located northwardly 25 feet from the line of Buena Vista Road, said point being Southwardly and Eastwardly along the East line of Buena Vista Road 1534.88 feet, more or less, from the center line of Robin Hood Road and 710.25 feet, more or less, from the South line of Kensington Road; running thence North 00 degrees 58 minutes 50 seconds West 224.29 feet to a point; thence North 87 degrees 49 minutes 05 seconds East 110 feet to a point in an East line of the property obtained by Merry Acres Development Company from the Reynolds Heirs by deeds recorded in Deed Book 889, Page 542 and 544; thence with said line, South 05 degrees 58 minutes 20 seconds East 230 feet to an iron stake which lies North 25 feet from the center line of Buena Vista Road; thence on a line parallel to and 25 feet from the center line of Buena Vista Road, South 89 degrees 58 minutes 20 seconds West 130 feet to the point and place of BEGINNING.

This is in all respects the same property conveyed to Jenny C. Tuttle in Deed Book 1013 Page 458, Forsyth County Registry.

The property does not include the primary residence of the Grantor.

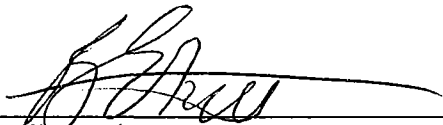
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3084, Page 1975, Forsyth County Registry.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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


Aquarius 2000, LLC
a Nevada limited liability company

By:  (SEAL)
Billy Tuttle, Manager

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Billy Tuttle, Manager of Aquarius 2000, LLC**, a Nevada limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 4-12-22


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24