

2022018452 00452FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED

04/18/2022 04:24:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3689

PG: 566 - 569

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00

Parcel Identifier No. **6889-53-4482.00**Mail/Box to: **BRADY & KOSOFSKY, PA**

13925 Ballantyne Corporate Place

Suite 400

Charlotte, NC 28277-2600

*This instrument was prepared by **Brady & Kosofsky, PA, 13925 Ballantyne Corporate Pl. Ste 400 Charlotte, NC 28277**, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.*

File: **22168084P**

Brief Description for Indexing: 1.374 acre tract (Lot 18 and part of Lot 17)

THIS DEED made this 14 day of March, 2022 by and between

GRANTOR	GRANTEE
<p style="text-align: center;">LANDIS PROPERTIES I, LLC</p> <p style="text-align: center;">Mailing Address: 99 Wall Street 253 New York, NY 10005</p>	<p style="text-align: center;">DIANNE ARVEY AND GLEN ARVEY, MARRIED TO EACH OTHER</p> <p style="text-align: center;">Property Address: 3098 Buck Forest Drive, Kernersville, NC 27284</p> <p style="text-align: center;">Mailing Address: 3098 Buck Forest Drive Kernersville, NC 27284</p>

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 the City of **Kernersville, Forsyth County**, North Carolina and more particularly described as follows:

Submitted electronically by "Brady & Kosofsky, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Attached **Exhibit "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book: 3540 and Page: 962.

A map showing the above described property is recorded in Plat Book Page .

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

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 premise 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:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

Title Insurance Company: Amrock

[SIGNATURES TO FOLLOW]

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

[Signature]
Landis Properties I, LLC

STATE OF N.J)
)
COUNTY OF Morris)

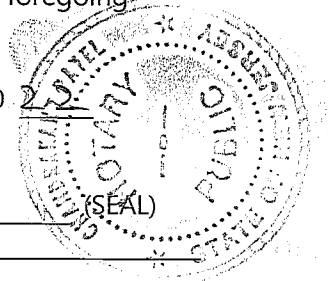
ACKNOWLEDGEMENT

I, Chandrakant a duly licensed Notary Public, do hereby certify that Landis Properties I, LLC, Grantor, by Jesse Teedon Its: Manager personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal this the 14th day of March 20 20

[Signature]

Notary Public for N.J
Commission Expiration: _____



CHANDRAKANT PATEL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JAN. 17, 2026
ID # 2339173

Exhibit "A"

The Land referred to herein below is situated in the County of FORSYTH, State of NC, and is described as follows: Beginning at an Iron Stake Located at the Intersection of the Southern Right of Way of Deer Path Lane and the Eastern Right of Way Line of Buck Forest Drive said Iron Stake being Located at the Northwest Corner of Lot 18 of Deer Path Subdivision, Section 2, Plat Book 33, Page 16, Forsyth County Registry and Running Thence from the Beginning Point along the Southern Right of Way Line of Deer Path Lane, The Following Four Courses and Distances South 81 Degrees 25 Minutes 10 Seconds East 42.39 Feet to a Point; Thence on a Chord having a Radius of 540.00 feet and a Chord Bearing a Distance of South 72 Degrees 25 Minutes 38 Seconds East 168.80 feet to an Iron Stake (Located at the Northeast Corner of the Above Said Lot 18); Thence a Chord Bearing In Distance of South 61 Degrees 18 Minutes 45 Seconds East 40.00 feet to a Point; Thence a Chord Bearing in Distance of South 59 Degrees 51minutes 10 Seconds East 13.65 Feet to an Iron Stake, Same being the Northeast Corner of the Herein described Tract; Running Thence South 23 Degrees 50 Minutes 56 Seconds West 236.94 feet to an Iron Stake, the Southeast Corner of the Herein Described Tract; Running Thence North 82 Degrees 45 Minutes 35 Seconds West (Passing Thru an Iron Stake at 55.00 Feet Located at the Southeast corner of the above said Lot 18) A Total Distance of 192.20 Feet to an Iron Stake Located in The Eastern Right of Way Line of Buck Forest Drive, Said Being Located At The Southwest Corner of the Above said Lot 18, Running Thence along The Eastern Right of Way Line of Buck Forest Drive North 7 Degrees 51 Minutes 15 Seconds East 278.28 Feet to an Iron Stake, The Point and Place of The Beginning, Containing 1.374 Acres More or Less, And Being All of Lot 18 and a Western Portion of Lot 17 of The Deer Path Subdivision, Section II, as shown on The Plat Duly Recorded In Plat Book 33, Page 16, Forsyth County Registry, Reference to which is hereby made for a more particular description thereof, All as Per The Survey Of Daniel W. Donathan, Made October 21, 1994, Job No 1-35663.