



2022026251 00053  
FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
06-02-2022 11:02:19 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3698**  
**PG: 3362-3363**

TAX PIN NUMBER: 6834-85-3730.000

PREPARED BY: David A. Wallace

Mail Future Tax Bills To: Mark A. Godfrey 641 Akron Drive, Winston-Salem, NC 27105

Excise Tax: \$NTC

This conveyance does not include the Grantor's primary residence

Envelope

NORTH CAROLINA )

)

**GENERAL WARRANTY DEED**

FORSYTH COUNTY )

THIS DEED made this 2 day of June, 2022 by **MAG PROPERTIES OF THE CAROLINAS, LLC** (hereinafter referred to as "Grantor") **Mark A. Godfrey**. (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 described as follows:

**BEING KNOWN AND DESIGNATED as Lot 19, Block 4, as shown on the Map of WACHOVIA DEVELOPMENT CO. as recorded in Plat Book 8 at Page 81 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

**717 E. Devonshire Street, Winston-Salem, NC 27107**

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year stated below.

Mark A. Godfrey Seal  
MAG RROPERTIES OF THE CAROLINAS, LLC  
Mark A. Godfrey, Manager

STATE OF NORTH CAROLINA - County of Forsyth

I, David a. Wallace, a Notary Public of Forsyth County, State aforesaid certify that **Mark A. Godfrey** personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 2 day of June, 2022.

David A. Wallace  
David A. Wallace, Notary Public

My Commission Expires: 11/29/2024

Seal

