

2022030850 00201

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED
 06/29/2022 04:28:05 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3704
 PG: 698 - 699

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00

Parcel Identifier No.: 6836-38-2498.000

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lot 24, BON AIR SECTION A PROPERTY OF BON AIR REALTY CO

THIS DEED made 28 day of June, 2022 by and between

GRANTOR	GRANTEE
<p>McNair Logistics, L.L.C. A North Carolina Limited Liability Company</p>	<p>Lester James</p>
<p><u>Mailing Address:</u> 6020 Neal Trail Circle Apt 208, Walkertown NC 27051</p>	<p><u>Mailing Address:</u> 20 Roger Lane Oakley, CA 94561</p>
<p>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</p>	<p><u>Property Address:</u> 3041 North Patterson Avenue Winston-Salem, NC 27105</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 Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 24 as shown on the plat entitled "BON AIR SECTION

of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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.

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

McNair Logistics, L.L.C.

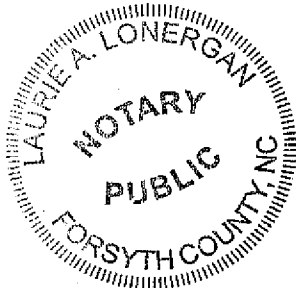
 (SEAL)
Name: Katina Elise McNair
Title: Chief Executive Office

State of North Carolina)

County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Katina Elise McNair as Chief Executive Officer of McNair Logistics, L.L.C. personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 28th day of June, 2022.



My Commission Expires: 3.23.2023

Notary Public: Laurie A. Loneragan