

2022034437 00063

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$84.00

PRESENTED & RECORDED
07/22/2022 11:25:03 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3708

PG: 1216 - 1218

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ *84*

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 22 day of July 2022 by and between

GRANTOR

Laura S. Brown
(unmarried)

GRANTEE

D&M Investments Group, LLC

Mailing address:
1312 Long Street, #101
High Point, NC 27262

Property address:
400 E. 15th Street
Winston-Salem, NC 27105

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:

See Exhibit A.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

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

The above described property ☐ does ☐ does not include the primary residence of the 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 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.

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.

(ENTITY NAME)

Laura S Brown (SEAL)
Laura S. Brown

By: _____
Title: _____

(SEAL)

State of NC; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: LAURA S BROWN. Witness my hand and official stamp or seal, this the 22 day of July 2022.

My Commission Expires: 6/17/23

Kenneth S Lucas Jr
Notary Public

Print Notary Name: Kenneth S Lucas Jr

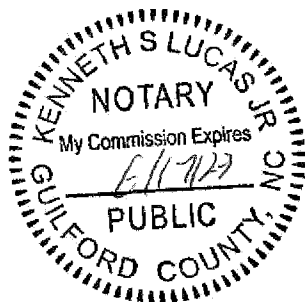


Exhibit A

BEGINNING at an iron stake on the south side of 15th Street, formerly Graham Street, said stake being 325 feet east from the southeast intersection of Patterson Avenue and 15th Street and running thence southwardly along the east line of W.E. Farabee lot, 140 feet to a stake in the north side of said alley 60 feet to a stake; thence northwardly along a line parallel to the first line herein, 140 feet to a stake on the south side of 15th Street; thence westwardly along the south side of 15th Street, 60 feet to the place of Beginning. Also being known as Lot 110, Block 230, Winston Township as shown on the Forsyth County Tax Maps.