

2022038987 00044FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$26.00

PRESENTED & RECORDED

08/22/2022 09:50:29 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3713

PG: 2998 - 3001

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$26.00

Parcel Identifier No. 6866-99-2177Mail/Box to: Grantee: 5350 Brittainywood Road, Kernersville, NC 27284This instrument was prepared by: Moss Woods PLLC (Jason Moss)THIS DEED made this 11th day of August, 2022, by and between**GRANTOR**Terry Transou Branscomb (aka Terry Anderson) and spouse,
Ernest Anderson, and Jennifer Branscomb Starr (aka Jennifer
Lake Branscomb) (single)369 Honeycutt Road
Troutman, NC 28166**GRANTEE**

2040 Properties LLC

2040 West Mountain Street
Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

See Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2438, Page 2859.

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

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

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 easements, covenants, restrictions and rights-of-way of record, if any.

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

Terry Transou Branscomb (SEAL)
Terry Transou Branscomb

Ernest Anderson (SEAL)
Ernest Anderson

North Carolina

County of Iredell

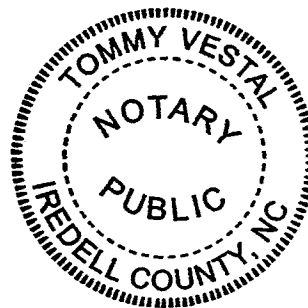
I, Tommy Ray Vestal Jr., a Notary Public of the above state and county, certify that Terry Transou Branscomb and spouse, Ernest Anderson personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

08/10/2022
Date

Tommy Vestal
Notary Public

My Commission Expires:

10/24/2020



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 easements, covenants, restrictions and rights-of-way of record, if any.

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

Jennifer Branscomb Starr (SEAL)
Jennifer Branscomb Starr

North Carolina

County of Buncombe

I, Scott B. Burgess, a Notary Public of the above state and county, certify that Jennifer Branscomb Starr personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

August 11, 2022
Date

Scott B. Burgess
Notary Public

My Commission Expires:
Sept. 19, 2026

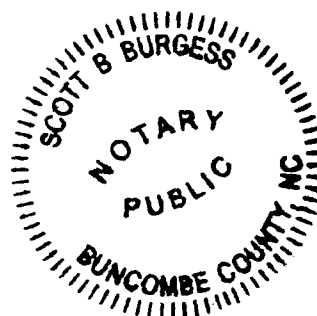


EXHIBIT A

BEGINNING at an iron stake in the south margin of the right of way of U. S. Highway #421 at the point of intersection of the east margin of the right of way of Nandina Lane with said U. S. Highway #421; thence with the south margin of the right of way of U. S. Highway #421, North 63° 34' East 160 feet to an established iron stake, corner with James V. Tuttle; thence with the west line of James V. Tuttle owning Lot #1 of the A. G. Wright Subdivision South 4° 05' West 155.4 feet to an iron stake, the northeast corner of Frank O. Taylor property; thence with the Frank O. Taylor property North 86° 56' West 142.10 feet to an iron stake in the east margin of the right of way of Nandina Lane; thence with the east margin of the right of way of Nandina Lane, North 7° 15' East 76.81 feet to an iron stake, the point of BEGINNING, containing 0.371 acres, more or less, according to survey and unrecorded plat made by John T. Morgan, R.L.S., on May 8, 1969.