

2022040094 00144

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$86.00

PRESENTED & RECORDED
08/29/2022 02:39:34 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3715
PG: 276 - 278

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 86

Parcel Identifier No. _____ Verified by: _____ County on the ____ day of _____
20__ By: _____

Mail/Box To: Grantee

This instrument prepared by: **KENNETH S. LUCAS, JR**, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: **400 E. 15th Street**

THIS DEED made this 29th day of August 2022, by and between

Grantor	Grantee
D&M Investments Group, LLC 1312 Long Street, #101 High Point, NC 27262	Marlee G Properties, LLC 3417 Hunting Creek Drive Pfafftown, NC 27040

Enter in appropriate block for each party: name, 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 Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3708, Page 1216.

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

TO HAVE AND TO HOLD 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:

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

D&M Investments Group, LLC

By: [Signature] _____ (SEAL)
Title: President - MGR MGR _____ (SEAL)

STATE OF NC - COUNTY OF Cecil

I, the undersigned Notary Public of the County and State aforesaid, certify that David McGRady personally came before me this day and acknowledged that he is the President / MGR MGR of D&M Investments Group, LLC and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 29 day of AUGUST 2022.

My Commission Expires: 6/17/23

[Signature]
NOTARY PUBLIC
Printed Name: Kenneth S Lucas Jr

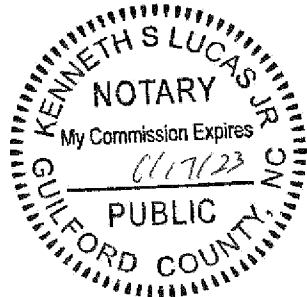


Exhibit A

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.