

2022043372 00059

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$780.00

PRESENTED & RECORDED
09/20/2022 11:17:09 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3718
PG: 3531 - 3533

Excise Tax \$780.00

Recording Time, Book and Page

WBS ELEMENT: 44689.2.1 ROUTE: Forum Parkway Connector from SR 3955 to NC 66
COUNTY: Forsyth TIP/PARCEL NUMBER: U-5899 014
TAX PARCEL: 6829-18-1114

Mail after recording to Carolina Land Acquisitions, Inc.
7021 Albert Pick Road, Ste B, Greensboro, NC 27409

This instrument was prepared by Janet R. Harris

The hereinafter described property ☐ Does ☒ Does not include the primary residence of the Grantor

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of August 20 22 by and between

GRANTOR

GRANTEE

MELCO Properties of NC, LLC
2715 Reynolda Road
Winston-Salem, NC 27106

DEPARTMENT OF TRANSPORTATION,
an agency of the State of North Carolina
1546 Mail Service Center
Raleigh, NC 27611

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 in the amount of \$ 390,000.00 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 Rural Hall , Bethania Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 82 and 83 as shown on the Plat of G. T. Baker Place, as recorded to Plat Book 10, Page 166, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Having an address of 110 Cross Baptist Church Road, Rural Hall, NC 27045

Submitted electronically by "Craig Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

COUNTY: Forsyth WBS ELEMENT: 44689.2.1 TIP/PARCEL NO.: U-5899 014

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3348
Page 2202 , Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 10 page 166 .

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.

This deed is subject to the following provisions only: _____

It is understood and agreed that the total consideration set forth above shall be made payable to Craige Jenkins
Liipfert & Walker LLP and after satisfaction of all taxes, liens, encumbrances on this parcel, the remaining
balance shall be disbursed in accordance with the Grantors' directions, and the Grantors shall have no claim
against the department as a result thereof.

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 hereinabove described is subject to the following exceptions:
**Restrictive covenants and easements of record, government regulations, and the lien of property taxes
for the current year.**

COUNTY: Forsyth WBS ELEMENT: 44689.2.1 TIP/PARCEL NO.: U-5899 014

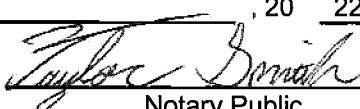
IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

MELCO Properties of NC, LLC

BY: 
Gregory Paul Melang (President)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: 

<div><div>Taylor Smith NOTARY PUBLIC Forsyth County, NC My Commission Expires <u>12-29-2022</u></div><div>(Official Seal)</div></div>	North Carolina, <u>Forsyth</u> County
	I, <u>Taylor Smith</u> , a Notary Public for <u>Forsyth</u> County, North Carolina, do hereby certify that <u>Gregory Paul Melang, President</u> of <u>MELCO Properties of NC, LLC</u> , a limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company. Witness my hand and official seal this the <u>18th</u> day of <u>August</u> , 20 <u>22</u> . <div><u></u> Notary Public My commission expires: <u>12-29-2022</u></div>