2022050628 00138

FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$140.00

PRESENTED & RECORDED 11/09/2022 04:27:50 PM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA BOOE, DPTY

BK: RE 3727 PG: 2783 - 2785

GENERAL WARRANTY DEED

		_		MONITI DEED	
Excise Tax	::\$14	0.00			
Tax Parcel	ID No	6836-35-8255.000)	Verified by	County
on the	_ day of		_, 20 By:		Godin;
Mail/Box to	:	Grantee			
This instrur	nent was p	repared by: Thomas	G. Jacobs. a lie	censed North Carolin	a attorney. Delinquent taxes, if
any, to be	paid by th	e closing attorney	to the county ta	x collector upon disb	ursement of closing proceeds.
Brief descri					
THIS DEED	D, made thi	s the 7th day of	November	, 20 _22 , by and b	atvoon
GRANTOR			**************************************	, 20, by and t	etween
0.0		ntal Properties – R	locky Mount, LL	.c	
	whose m	ailing address is			
	(nerein re	eferred to collectively	as Grantor) and	d	
GRANTEE:	Dwayne	D. Tate			
	whose m	ailing address is 24	12 Ivy Ave., Wins	ston-Salem, NC 27105	
		ferred to collectively	•		
[Include mail entity, e.g.,	iling addres corporatior	s for each Grantor a , limited liability com	nd Grantee; mari npany, for each n	tal status of each individ on-individual Grantor a	dual Grantor and Grantee; and type of and Grantee.]
			WITNE	SSETH:	
nereby gives	s, grants, pa provided, if	argains, sells and co any, the following de	nvevs unto Grant	tee in fee simple, subject	nich is hereby acknowledged, Grantor of to the Exceptions and Reservations Forsyth, State of North Carolina, more
See attach	ed Exhibit	A			
Said propert and being re	y having be eflected on	en previously conve plat(s) recorded in N	yed to Grantor by Map/Plat Book	/ instrument(s) recorde 3, page/slide25	d in Book <u>3642</u> , Page <u>3611-3613</u> ,
All or a portion Grantor.	on of the pr	operty herein conve	eyed <u>x</u> inc	cludes or does n	ot include the primary residence of a
TO HAVE AN	ND TO HOL e Exception	.D unto Grantee, tog ns and Reservations	ether with all priving the second	ileges and appurtenand hereinabove provided,	ces thereunto belonging, in fee simple, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

JJE Rental Properties – Rocky Mount, LLC	
By:	(SEAL)
By:	(SEAL)
By:	
By:	
State of County of	(Official/Notarial Seal)
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: James Ian Cundiff, Member/Manager of JJE – Rental Properties – Rocky Mount, LLC [insert(name(s) of principal(s)]. Date: 1 - 7 - 2027 Prenda - Ivany (i.i.) Notary Public Notary's Printed or Typed Name My Commission Expires: 1 2025	My Comm Exp.
State of County of	(Official/Notarial Seal)
certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:	
[insert name(s) of principal(s)].	
Date:	
My Commission Expires:	

"Exhibit A"

BEING all of Lot 17, Block 4, Bon Air, according to the plat thereof, recorded in Plat Book 3, Page 25, in the office of the Register of Deeds of Forsyth County, North Carolina.