

2023000213 00058

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$3118.00

PRESENTED & RECORDED

01/04/2023 01:10:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3735**PG: 2035 - 2037****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$3,118.00

PIN Identifier No. 6806-67-6653.00 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Hatfield, Mountcastle Deal Vanzandt & Mann, LLP

This instrument was prepared by: Mallory M. Oates

Brief description for the Index: Lot No. B, The French Coves

THIS DEED made as of this 4th day of January, 2023 by and between

GRANTOR	GRANTEE
Maestro Properties, LLC, a North Carolina limited liability company	Richard Dean Riggs and wife, Deborah C. Riggs
4089 Rolling Knoll Cove Winston-Salem, NC 27106	4049 Rolling Knoll Cove Winston-Salem, NC 27106
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 Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____, Forsyth County Registry

Submitted electronically by "Hatfield, Mountcastle, Deal, Vanzandt & Mann, LLP"
 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 herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 74, Page 88, Forsyth County Registry.

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:

Easements, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year prorated to the date of closing and ad valorem taxes for each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

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

Maestro Properties, LLC, a
North Carolina limited liability company

By: David A. McKie

Name: David A. McKie

Title: Manager

Date: 12/30/22

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that David A. McKie personally came before me this day and acknowledged that he is the Manager of Maestro Properties, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such 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 30th day of December, 2022.

My commission expires: 2/27/2024

(Affix Seal)

Carol Mann
Notary Public

Carol Mann
Notary's Printed or Typed Name

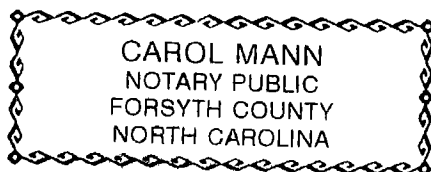


EXHIBIT "A"

BEING all that certain tract or parcel of land shown and described as Lot B on that plat or map of The French Coves as recorded in Plat Book 74 at Page 88, Forsyth County Registry, reference to which is hereby made for a more particular description.

TOGETHER WITH and **SUBJECT TO** the rights of others in and to (i) that New Access and Utility Easement shown on plat recorded in Plat Book 74 at Page 88, Forsyth County Registry and (ii) that 10' Private Utility Easement shown on plat recorded in Plat Book 74 at Page 88, Forsyth County Registry.