

2023007364 00109

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$220.00

PRESENTED & RECORDED
 03/08/2023 03:26:30 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3743
PG: 2657 - 2658

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00

Parcel Identification No. 6837-98-4804.000 Verified by _____ County on the _____ day
 of _____, 20____

By: Brock & ScottMail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston
 Salem, NC 27103

Brief description for the Index: Lots 20 and 21, R.M. Cox and W.A. Martin Property, PB 11, PG37

PROPERTY ADDRESS: 1347 Wentworth Road, Winston-Salem, NC 27105

THIS DEED made this 28th day of February, 2023, by and between

GRANTOR	GRANTEE
<p>MAG PROPERTIES OF THE CAROLINAS, LLC, a North Carolina limited liability company</p> <p style="text-align: center;">:</p> <p>Mailing Address: 641 Akron Drive, Winston-Salem, NC 27105</p>	<p>RONALD L. WEAVER (unmarried)</p> <p style="text-align: center;">:</p> <p>Mailing address: 1347 Wentworth Road, Winston-Salem, NC 27105</p>

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:

submitted electronically by "Brock & Scott, PLLC FC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lots 20 and 21 of the subdivision of RM Cox and WA Martin Property, as shown on the map recorded in Plat Book 11, Page 37, in the Forsyth County, NC Registry, to which map reference is hereby made for a more particular description.

Being a portion of the property conveyed to MAG Properties of the Carolinas, LLC by Quitclaim Deed from Petra's Escape, LLC dated 03/04/2020 and recorded on 03/04/2020 in Book 3511, Page 1943, Forsyth County Registry.

Being commonly known as 1347 Wentworth Road, Winston-Salem, NC 27105

Parcel #: 6837-98-4804.000

The property conveyed herein does ____ does not X include the primary residence of Grantor.

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:

2023 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

**MAG PROPERTIES OF THE CAROLINAS,
LLC, a North Carolina limited liability company**

BY: Mark Anthony Godfrey (SEAL)
MARK ANTHONY GODFREY,
Managing Member

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **MARK ANTHONY GODFREY, Managing Member of MAG PROPERTIES OF THE CAROLINAS, LLC, a North Carolina limited liability company** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 28 day of February, 2023.

Matthew S Cheney
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 29, 2025

Matthew S. Cheney
Notary Public
My Commission Expires: 7/29/2025