



2023007643 00093

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$120.00

PRESENTED & RECORDED:
03-10-2023 12:43:31 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3743
PG: 3992-3993

TAX ID NUMBER: 6829-18-1781.000
PREPARED BY: David A. Wallace
RETURN TO: Grantee at:

Envelope

Mail Deed and Future Tax Bills To: MAG Properties of the Carolinas, LLC
641 Akron Drive, Winston-Salem, NC 27105

This conveyance does not include the primary residence of the Grantor
Excise Tax \$120.00

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 9TH day of March, 2023 by Jane Carter Herndon (not married, individually, and as Attorney-In-Fact for Bobby Edwin Carter) (hereinafter referred to as "Grantor") to (hereinafter referred to MAG Properties of the Carolinas, LLC as "Grantee").

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.

That the Grantor, for 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 located in Forsyth County described as follows:

BEING KNOWN AND DESIGNATED as all of Lot 40, 41, 42, and 43 as shown on the plat entitled "MAP OF THE G. T. BAKER PLACE" as recorded in Plat 10 at page 166 in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

Address: 6674 University Parkway, Rural Hall, NC 27045

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 except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

Jane Carter Herndon
Jane Carter Herndon

Jane Carter Herndon, Individually and as Attorney-In-Fact for Bobby Edwin Carter

STATE OF NORTH CAROLINA - County of Forsyth

I, Crystal Bracken, a Notary Public of Forsyth County, North Carolina certify that **Jane Carter Herndon** personally appeared before me this day and acknowledged the execution of the foregoing instrument and in the capacities indicated. See Power of Attorney recorded in Deed Book 2993 at Page 904, Forsyth County Registry, granting Jane Carter Herndon the authority to execute this deed in this capacity. Witness my hand and official stamp or seal, this 9 day of March, 2023.

Crystal Bracken
, Notary Public

My Commission Expires: 11.19.20

Stamp or Seal
CRYSTAL BRACKEN
Notary Public - North Carolina
Forsyth County
My Commission Expires 11.19.20