

2023008907 00140

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$85.00

PRESENTED & RECORDED
03/21/2023 04:55:46 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3745
PG: 1663 - 1665

Excise Tax \$ **85.00**

Recording Time, Book and Page

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Number: **6844-14-5638.000**

THIS DEED, made this **8th** day of March, 2023, by and between

GRANTOR(S)

MICHAEL C. MISSBACH and wife,
CYNTHIA G. MISSBACH
9142 Bonaparte Drive, SW
Calabash, NC 28467

GRANTEE(S)

ERITEK INVESTMENTS, LLC, a
Virginia Limited Liability Company
P. O. Box 35910
North Chesterfield, VA 23235

WITNESSETH, that Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has (have) and by these presents does (do) grant, bargain, sell and convey unto the Grantee(s) 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 subject property () is () is not the grantor's (grantors') principal residence.

The property hereinabove described was acquired by deed recorded in Deed Book 2482 at Page 1066 in the office of the Forsyth County, North Carolina Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee(s) in fee simple

*** This instrument prepared by Mark A. Lewis, a licensed North Carolina attorney
Without title opinion*

*** Return to Hankin & Pack Law PLLC**
5955 Carnegie Blvd | Suite 350 | Charlotte, NC 28209

Submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

AND the Grantor(s) covenant with the Grantee(s), that Grantor(s) is (are) seized of the premises in fee simple, has (have) the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor(s) 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: as aforementioned.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

Michael C. Missbach (SEAL)
Michael C. Missbach

Cynthia G. Missbach (SEAL)
Cynthia G. Missbach

Brunswick County
NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principal's (principals') identity, by current state or federal identification with the principal's (principals') photograph in the form of a valid state-issued driver license and/or identification card and each principal acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

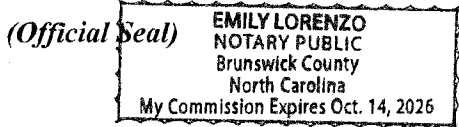
Michael C. Missbach and wife, Cynthia G. Missbach..

Name(s) of Principal(s) and Title(s), if any.

Date: 3/8/23

Emily Lorenzo
Official Signature of Notary

Emily Lorenzo
Printed or Typed Name of Notary, Notary Public



My Commission Expires: 10/14/26

Exhibit "A"

BEGINNING at an iron stake on the East side of Clemmonsville Road, corner with Erline Yokley Gant (Deed Book 424, Page 132, Forsyth County Registry), runs thence Northeastwardly with said road 60 feet to a stake; then Southeastwardly 214.5 feet to a stake, thence Southwardly 60 feet to an iron stake; thence Northwestwardly 214.5 feet to the BEGINNING, the same being the East part of lot C, allotted to Laura Peak, Mildred Yokley, Ernest Yokley, and Erline Yokley, March 24, 1923, see Commissioners' report, Deed of Trust Book 157, Page 566, in the Office of the Register of Deeds of Forsyth County, North Carolina;

SAVE AND EXCEPT there from that portion of said lot conveyed by Mildred L. Yokley to the City of Winston-Salem, for street widening and right of way purposes, as recorded in Book 860, Page 59, Forsyth County Registry, to which instrument of conveyance reference is hereby made for a more particular description.

Property Address: 1218 East Clemmonsville Road, Winston-Salem, NC 27107-4228

Tax Block: 1617 / Lot: 104C

Parcel Identifier No.: 6844-14-5638