

**2023015561 00099**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$150.00

PRESENTED & RECORDED:

05-11-2023 12:51:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

Excise Tax \$ 150.00

BK: RE 3753**PG: 2003-2005****NORTH CAROLINA GENERAL WARRANTY DEED**

Tax Block: ____ Lot: ____

Parcel Identifier No. **6866-99-2177**Prepared by: **Kelly Leak**Return to: **Michael Funderburke- 408 Ashington Court, Kernersville, NC 27284**

Brief description for the Index

0.371 Acres**Property address: 2040 West Mountain Street, Kernersville, NC 27284**

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

GRANTOR**2040 Properties, LLC, a North Carolina
Limited Liability Company****5350 Brittainywood Road
Kernersville, NC 27284****GRANTEE****Michael Funderburke****2040 West Mountain Street
Kernersville, NC 27284**

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 Attached Exhibit "A"

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

Original to:*Van Leonard*

encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

The property hereinafter described was acquired by Grantor(s) by instrument recorded at Book 3713, Page 2998.

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

2040 PROPERTIES, LLC, a North Carolina Limited Liability Company

By: *Anthony Joseph DePaolo, Jr.* (SEAL)
Anthony Joseph DePaolo, Jr., Member

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

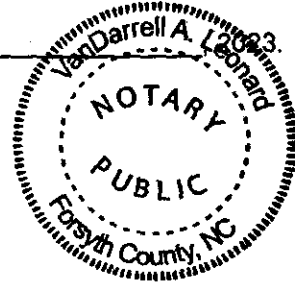
I, VanDarrell A. Leonard, a Notary Public for Forsyth County, State of North Carolina, certify that Anthony Joseph DePaolo, Jr., either being personally known to me or proven by satisfactory evidence (said evidence being Anthony Joseph DePaolo, Jr. who is a Member of 2040 Properties, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Member of 2040 Properties, LLC, and that as Member being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

Witness my hand and official seal, this the 10th day of May

[Official Seal]

VanDarrell A. Leonard
NOTARY PUBLIC

My Commission expires: 9/1/24



The foregoing Certificate(s) of _____ is / are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

by _____ Deputy / Assistant - Register of Deeds

Exhibit A

BEGINNING at an iron stake in the south margin of the right of way of U. S. Highway # 421 at the point of intersection of the east margin of the right of way of Nandina Lane with said U. S. Highway # 421, North 63 degrees 34' East 160 feet to an established iron stake, corner with James V. Tuttle; thence with the west line of James V. Tuttle owning Lot # 1 of the A. G. Wright Subdivision South 4 degrees 05' West 155.4 feet to an iron stake, the northeast corner of Frank O. Taylor property; thence with the Frank O. Taylor property North 86 degrees 56' West 142.10 feet to an iron stake in the east margin of the right of way of Nandina Lane; thence with the east margin of the right of way of Nandina Lane, North 7 degrees 15' East 76.81 feet to an iron stake, the point of **BEGINNING**, containing 0.371 acres, more or less, according to survey and unrecorded plat made by John T. Morgan, R.L.S., on May 8, 1969.