

2023017570 00188

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
 05/25/2023 04:22:24 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3755
PG: 4004 - 4006

GENERAL WARRANTY DEED

Excise Tax: **\$170.00**
 Tax Parcel ID No. **6808-79-0210.000** Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index:

THIS DEED, made this the 24th day of May, 2023, by and between

GRANTOR:

Dianna M. Pegeuese aka Dianna M. Pegeuse, unmarried and Danita F. Covington, unmarried
 whose mailing address is _____
 (herein referred to collectively as **Grantor**) and

GRANTEE: Soleo Properties, Inc.

whose property address is 1995 Bethania-Rural Hall Rd., Bethanie, NC 27106
 (herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2698 Page 2818-2820, and being reflected on plat(s) recorded in Map/Plat Book 16, page/slide 157.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Dianna M. Pegeuese (SEAL)
 Print/Type Name & Title: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____

State of NC
 County of Cumberland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

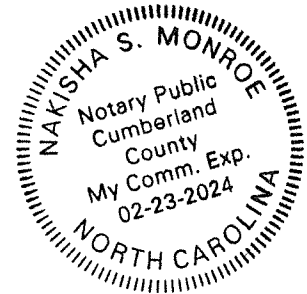
Dianna M. Pegeuese

_____[insert name(s) of principal(s)].

Date: 05/24/2023 Nakisha S. Monroe
Nakisha S. Monroe Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
02/23/2024

(Official/Notarial Seal)



State of NC
 County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Danita F. Covington

_____[insert name(s) of principal(s)].

Date: 5/25/2023 Patricia A. Tarpley
Patricia A. Tarpley Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
10/12/2026

(Official/Notarial Seal)

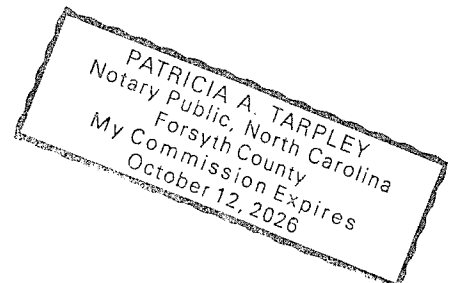


Exhibit A

BEING KNOWN AND DESIGNATED as Lot No. 4 on the map of LASH HEIGHTS, SECTION 2. Said map recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat book 16 page 157, to which reference is hereby made for a more complete description.