

**2023020642 00069**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$19.00**

PRESENTED & RECORDED

06/20/2023 11:48:14 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3759

PG: 2735 - 2736

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: ~~19.00~~

Parcel Identifier No. 5897-45-6180.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 19 day of June, 2023 by and between

**GRANTOR**

**JACOB M. DOUB, III AND WIFE, GWEN PARDUE  
8040 TWIN OAKS LAKE DRIVE, LEWISVILLE, NC 27023**

**GRANTEE**

**LAUDIS HOLDINGS, LLC  
3148 ROBINHOOD ROAD, WINSTON-SALEM, NC 27106  
SUBJECT PROPERTY: 5304 WEST ROCK DRIVE, PFAFFTOWN, NC 27040**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 49 AS SHOWN ON THE MAP OF SALEM WEST, SECTION TWO, AS RECORDED IN PLAT BOOK 28, PAGE 196, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2009, Page 2242, Forsyth County Registry.

The above described property  does  does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Jacob M. Doub III (SEAL)  
JACOB M. DOUB, III

Gwen Pardue (SEAL)  
GWEN PARDUE

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **JACOB M. DOUB, III AND WIFE, GWEN PARDUE**. Witness my hand and official stamp or seal, this 19 day of June, 2023.

My Commission Expires: 4/30/28

Clinton Calaway  
Notary Public  
Print Notary Name: Clinton Calaway

CLINTON CALAWAY  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires April 30, 2028