

2023022414 00024

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$876.00

PRESENTED & RECORDED
07/03/2023 08:41:11 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3761
PG: 3909 - 3911

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$876.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6867-50-2098.000

Mail after recording to: GRANTEE: 4711 Weston Brooke Trail, Kernersville, NC 27284

This instrument was prepared by: ADELIA SCHIFFMAN LAW GROUP, PLLC

THIS DEED made this 28th day of June, **2023** by and between

GRANTOR

BRASON PROPERTIES, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY
5014 Casting Way, Greensboro NC 27405

GRANTEE

THOMAS WAYNE LANDRETH AND SPOUSE SHAMETRA LETAY LANDRETH
4711 Weston Brooke Trail, 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 and more particularly described as follows:

SEE EXHIBIT "A".

Submitted electronically by "Adelia Schiffman Law Group, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3646, Page 3442, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 31, Page 148, and referenced within this instrument.

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

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 hereinabove described is subject to the following exceptions:
ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

[Signature], MGR
Brason Properties, LLC

By: Jason Darnell

Title: MANAGING MEMBER

NORTH CAROLINA Wilkes COUNTY

I, the undersigned Notary Public of the County and State aforesaid, certify that Jason Darnell personally came before me this day and acknowledged that she is the **MANAGING MEMBER** of **Brason Properties, LLC** a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 29 day of June, 2023.

My Commission Expires: 10/19/27

[Signature]
Notary Public

Print Notary Name: Allison K. Pickle

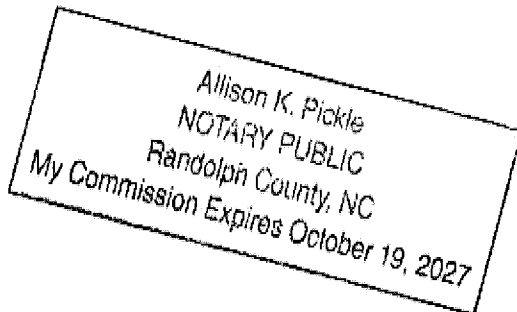


EXHIBIT A

4711 Weston Brook Trail, Kernersville, NC 27284

BEING KNOWN AND DESIGNATED as Lot 1 of Douthrooke, Section One (Revised), a map and plat of which is recorded in Plat Book 31, Page 148 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.

Save and except that portion of the above described property conveyed to the North Carolina Department of Transportation by deed recorded December 2, 2013 in Book 3157, Page 1430, Forsyth County Registry.