

2023023562 00047

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$56.00

PRESENTED & RECORDED
07/13/2023 12:20:17 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3763
PG: 625 - 626

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Gary Berman, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of proceeds.

Return to Grantee

Excise tax: \$56.00

Grantor's address: 1424 Cimarron Parkway, #40, Wake Forest, NC 27587

Grantee's address: 3735 Franklin Road SW, Suite 227, Roanoke, VA 24014

Parcel number: 6848-42-1463.000

No part of the property conveyed by this deed is the Grantor's primary residence.

THIS DEED, dated July 6, 2023, is from Mendora A. Clark (single), herein called the Grantor, to This Land Properties, Inc. (a Virginia corporation), herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Forsyth County, North Carolina, and more particularly described as follows:

BEING all of the 10.253 acre tract described in the deed recorded in Book 1836, Page 4150, Forsyth County Registry, except for those portions conveyed in the following deeds: Book 2157, Page 4619; Book 2186, Page 2016; Book 2197, Page 4712, and Book 2225, Page 2394; together with and subject to the rights and responsibilities described in the document recorded in Book 2197, Page 4710, Forsyth County Registry.

(The Grantor acquired this property by deed recorded in Book 2803, Page 3386, Forsyth County Registry.)

TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all persons, and that said real estate is free of all encumbrances except for unpaid property taxes for 2023 and future years.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

Mendora A. Clark
Mendora A. Clark

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Elizabeth A. Cielo, a notary public of Wake County, North Carolina, hereby certify that Mendora A. Clark personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 7th day of July 2023.

Elizabeth A. Cielo
Notary Public

My commission expires: 04/03/2027

