

2023023873 00186FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$546.00

PRESENTED & RECORDED

07/14/2023 04:15:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3763

PG: 2367 - 2368

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$546.00

PARCEL IDENTIFIER NO. 5892-16-1871

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Meridian Title*)

RETURN TO: Grantee

BRIEF DESCRIPTION FOR THE INDEX: Lot 9, Map of Middlebrook

THIS DEED made this 13th day of July, 2023, by and between

GRANTOR	GRANTEE
Marc Cook and wife, Courtney Cook	Purpose Group Investments LLC
Mailing Address 6623 Gentry Circle, Apt. 303 Clemmons, NC 27012	Property Address: 3100 Middlebrook Drive Clemmons, NC 27012
	Mailing Address P.O. Box 33113 Charlotte, NC 28233

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Clemmons, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 9, Map of Middlebrook, Section 1, recorded in Plat Book 26 Page 60 in the Office of the Register of Deeds of Forsyth County, North Carolina, which map reference is hereby made for a more particular description.

Property Address: 3100 Middlebrook Drive, Clemmons, NC 27012

Parcel ID: 5892-16-1871

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3511 at Page 372.

This deed made subject to Deed Of Trust recorded at Book RE 3511, Page 376

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

[Signature]
Marc Cook

[Signature]
Courtney Cook

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I certify that Marc Cook and wife, Courtney Cook, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 5th day of July, 2023.

Notary Signature: Sean Lee Staff

Notary's Printed Name: Sean Lee Staff

My Commission Expires: 06/08/2028

