

2023025739 00019FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$360.00

PRESENTED & RECORDED

07/31/2023 08:53:28 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3765

PG: 3687 - 3689

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$360.00

Parcel Identifier No. 6835-89-1662.000 & 6844-17-4788.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: _____

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search requested or performed. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 26 day of _____ July _____, 2023, by and between

GRANTOR	GRANTEE
<p>GRUBBS INVESTMENT PROPERTIES, LLC, a North Carolina Limited Liability Company</p> <p>PROPERTY ADDRESS IS _____ IS NOT <u>X</u> _____ GRANTOR'S PRIMARY RESIDENCE</p>	<p>MGAC HOLDINGS, LLC, a North Carolina Limited Liability Company</p> <p>PROPERTY ADDRESS: 900 N Graham Ave Winston Salem NC 27101 1704 Longview Dr Winston Salem NC 27107</p>

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.

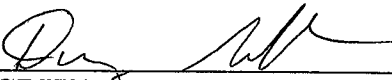
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **FORSYTH** County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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


 seal
GRUBBS INVESTMENT PROPERTIES, LLC
BY: DAVEY GRUBBS
ITS: PRESIDENT

State of North Carolina - County of Forsyth

I, Heather J. Kiger, the undersigned Notary Public of County and State aforesaid, certify that DAVEY GRUBBS who is known to me and being by me duly sworn says that he is PRESIDENT of GRUBBS INVESTMENT PROPERTIES, LLC, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company. WITNESS my hand and official stamp or seal, this 26 day of July, 2023.

My commission expires: 9/20/2025


 Notary Public

SEAL

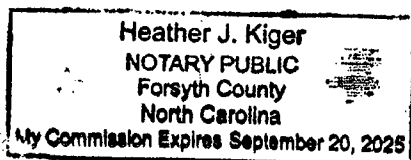


EXHIBIT A

TRACT 1

Said lot lying and being on the West side of Graham Street, being the Northwest corner of a lot at the intersection of Ninth Street with Graham Street, having a frontage on Graham Street 70 feet and of the same width extending back Westwardly between parallel lines a distance of 110 feet.

And being the same property conveyed by the Deed recorded at Book 3144 Page 1928 of the Forsyth County Registry.

BEING KNOWN AND DESIGNATED as Lots Number 254 and 101 as shown by and upon a map of North Cameron Park addition made by G. F. Hinshaw, Civil Engineer, in a January, 1938 and of record in the Public Registry of Forsyth County, Plat Book 8 at Page 217, 8 sheets.

Also being known and designated as Block 434, Lot 254 and 101, Forsyth County Tax Map.

NOTE: Corrective Affidavit recorded in Book 3209 at Page 1748 correcting the legal description.

TRACT 2

BEING KNOWN AND DESIGNATED AS LOT NUMBER 95 AS SHOWN ON THE MAP OF LONGVIEW DEVELOPMENT, SAME BEING OF RECORD IN PLAT BOOK 2, PAGE 87 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; REFERENCE TO WHICH SAID PLAT BEING MADE FOR A MORE PARTICULAR DESCRIPTION.