

**2023027114 00124**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$300.00**

PRESENTED &amp; RECORDED

08/09/2023 02:34:20 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3767****PG: 2106 - 2109**

True and Certified

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$300.00

Parcel Identifier No. 6815-62-0069

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief Description for the Index: Lot 155, PH Hanes Knitting Co., Sec. 2, PB 17 PG 59

THIS DEED made the 6 day of Aug, 2023, by and between

GRANTOR	GRANTEE
<p><b>TKG Investments Remodeling &amp; Sales, LLC</b> <i>a North Carolina limited liability company</i></p> <p>Grantor Address: 837 Osprey Ridge Road Winston-Salem, NC 27106</p>	<p><b>Twin City Investment Group LLC,</b> <i>a North Carolina limited liability company</i></p> <p>Property Address: 405 Townley Street Winston-Salem, NC 27103</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 and incorporated by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3719, Page 630, Forsyth County Registry.

submitted electronically by "Orenstein Law PLLC"  
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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

TKG Investments Remodeling & Sales, LLC, a North Carolina Limited Liability Company

By: *Brad Kiger* (SEAL)  
Brad Kiger, Manager

STATE OF NC  
COUNTY OF Forsyth

I, *Landis Hinnant* a Notary Public, certify that Brad Kiger, Manager of TKG Investments Remodeling & Sales, LLC personally came before me this day and acknowledged that he/she is Manager of TKG Investments Remodeling & Sales, LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 8 day of Aug, 2023.

*Landis Hinnant*  
Official Signature of Notary  
Printed or typed name of Notary *Landis Hinnant*  
My Commission Expires: *Jan 25 2026*

LANDIS HINNANT  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
January 25, 2026

**Exhibit "A"**

**Property of Twin City Investment Group LLC, a North Carolina Limited Liability Company  
405 Townley Street**

BEING KNOWN AND DESIGNATED as Lot 155 as shown on the Map of Property of P. H. Hanes Knitting Company, Section 2, recorded in Plat Book 17, Page 59 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3719, Page 630, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6815-62-0069 on the Forsyth County Tax Maps.