

2023028016 00126

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$54.00

PRESENTED & RECORDED
 08/16/2023 03:49:58 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3768
PG: 2240 - 2242

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$54.00
Parcel ID:	6844-18-5829.000
Mail/Box to:	Grantee
Property Address:	1545 Longview Drive, Winston-Salem, NC 27107
Prepared by:	This instrument prepared by Darren S. Cranfill, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No closing or title search requested or performed.
Brief description for the Index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 7 day of August 2023, by and between:

GRANTOR	GRANTEE
Call Dale, LLC A North Carolina Limited Liability Company 3001 Morson Street Charlotte, NC 28208	Integrity Ventures Corp., DBA MRD Integrity Ventures Corp. 309 Timberline Dr. SE, Winston-Salem, NC 27101

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3369, page 1450.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 1, page 39 (4).

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2023 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Call Dale, LLC

Dale Simpson
Name: Dale Simpson

Member/Manager

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Susan E Shermmer, a Notary of the above state and Yadkin county, certify that the following person(s) personally appeared before me on the 7 day of August 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Dale Simpson, Member/Manager of Call Dale, LLC.

Susan E Shermmer
Notary Public (Official Signature)
My commission expires: 11-8-2025

Affix Notary Seal/Stamp
SUSAN E. SHERMER
NOTARY PUBLIC
YADKIN COUNTY, NC
Commission Expires _____

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 498, as shown on the Plat of Longview Development No. 2, as recorded in Plat Book 1, Page 39(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.