

2023028484 00029

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$540.00

PRESENTED & RECORDED
 08/21/2023 11:04:02 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3769

PG: 355 - 357

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$540.00

Parcel Identifier No.: 6878-84-3558.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: 0.563 acres, Vance Rd.

THIS DEED made this 15th day of August, 2023, by and between

GRANTOR

Steven C. Pegg and Sherri B. Pegg, a married couple

Mailing Address: 564 Doe Run Drive
 Kernersville, NC 27284

GRANTEE

L & M Property Group of the Carolinas, LLC, a North
 Carolina Limited Liability Company

Property Address: 7201 Vance Road, Kernersville, NC
 27284

Mailing Address: P.O. Box 1243
 Kernersville, NC 27285

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 Kernersville, City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3392, Page 4220, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

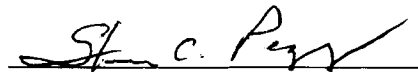
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.


IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Steven C. Pegg


Sherri B. Pegg

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Nicholas M. Canova, Notary Public, do hereby certify that Steven C. Pegg and Sherri B. Pegg personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 15th day of August, 2023.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/18/26

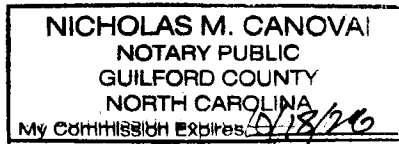


Exhibit "A"

BEGINNING at a new iron pin where the eastern right-of-way of Kerner Road intersects with the northern right-of-way of Vance Road, thence along the eastern right-of-way of Kerner Road, North 29 degrees 35' 42" East 246.62 feet to a new iron pin, a new line with the Robertson property; thence along said Robertson property North 89 degrees 00' East 53.91 feet to an established iron pin, the northwest corner of the David C. Bovender property as described in Deed Book 1334, page 96, Forsyth County Registry; thence with said Bovender property South 0 degrees 59' 01" East 209.80 feet to an established iron pin in the northern right-of-way of Vance Road; thence with said northern right-of-way South 88 degrees 13' 53" West 179.39 feet to the point and place of BEGINNING, being 0.563 acres more or less of the Clyde E. and Doris V. Robertson property according to an unrecorded map or plat by Larry L. Callahan, R.L.S. dated August 18, 1987.

Parcel ID # 6878-84-3558.000

Property Address: 7201 Vance Road, Kernersville, NC 27284