

2023030878 00087

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$550.00

PRESENTED & RECORDED

09/08/2023 01:05:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3772

PG: 296 - 298

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

PARCEL IDENTIFIER NO. 6875-73-7021

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Statewide Title, Inc.*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this ____ day of September, 2023, by and between

GRANTOR	GRANTEE
Jason Michael Roberts, a free trader	Legacy Capital Investment Group Inc.
Mailing Address 1160 Clyde Edgerton Dr. Kernersville, NC 27284	Property Address: 1160 Clyde Edgerton Dr. Kernersville, NC 27284
	Mailing Address 1160 Clyde Edgerton Dr. Kernersville, NC 27284

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

SEE EXHIBIT "A"***SUBJECT TO THE DEEDS OF TRUST RECORDED IN BOOK 3494 PAGE 1695 AND BOOK 3577 PAGE 2521***

All or a portion of the property herein conveyed (____) includes or (____) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3494 at Page 1692.

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:

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.

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.

Jason Michael Roberts
Jason Michael Roberts, a free trader

STATE OF NORTH CAROLINA

COUNTY OF Guilford

I certify that Jason Michael Roberts, a free trader, 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 6 day of September, 2023.

Notary Signature: [Signature]

[Notarial Seal]

Notary's Printed Name: Lane Nickles

My Commission Expires: 06-28-26

FREE TRADER RECORDED IN BOOK 3494 PAGE 1689

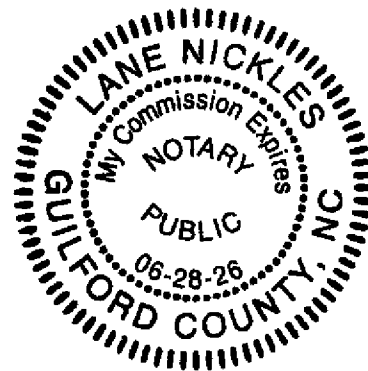


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot Number 38, as shown on the plat entitled THE AUTHORS, SECTION THREE, as recorded in Plat Book 39, page 22, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Any lot herein conveyed which is a part of THE AUTHORS shall be subject to the Plan of Development as the same is recorded in Book 1839, at page 3416, in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this Deed, as the same relates to the Lot which is herein conveyed and is a part of THE AUTHORS, the Grantee and each of them acknowledge that the Lot above described as a part of THE AUTHORS is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of The Authors Homeowners Association so long as the Grantee and each of them shall own the above described Lot or any lot in THE AUTHORS; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

The subject property is the same as that property described in Deed Book 2062, Page 2864, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6875-73-7021.000 on the Forsyth County Tax Maps.

Property Address: 1160 Clyde Edgerton Dr. Kernersville NC 27284