



2023032818 00110
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
09-25-2023 03:28:02 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3774
PG: 1858-1859

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 0.00 Recording \$ 26.00 Recording Time, Book and Page

Mail after recording to Grantee

This instrument was prepared by Kevin Berger, Attorney

Brief Description for the index

[Empty rectangular box for brief description]

THIS DEED made the 20 day of September, 2023 by and between

Grantor

Grantee

EASLER PROPERTIES, LLC

LARRY TORREY EASLER

Mailing Address:
101 S. 8th Avenue
Mayodan, NC 27027

Mailing Address:
101 S. 8th Avenue
Mayodan, NC 27027

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.

The below described property does () does not (x) include the primary residence of one or more of the Grantor(s).

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:

Being known and designated as Lot Number 166 as shown on the Plat of R. Dun Cain, Phase 5, as recorded in Plat Book 35, Page 135 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

(TITLE NOT EXAMINED)

The Grantor has been administratively dissolved and executes this deed to wind up its affairs pursuant to NCGS 57D-6-07.

*The Berger Law Firm, PC
Attorneys & Counselors At Law
14 West Murphy Str.
Madison North Carolina 27005*

ENVELOPE

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

A map showing the above described property is recorded in Plat Book _____, Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and 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 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:

- 1. **Ad Valorem Taxes;**
- 2. **Easements of record;**
- 3. **Covenants and restrictions of record, if any; and**

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

EASLER PROPERTIES, LLC

By: *Larry Torrey Easler* (SEAL)
Larry Torrey Easler, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM

I, Autumn Shoemaker, a Notary Public for said County and State, certify that Larry Torrey Easler, Member/Manager of Easler Properties, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and official seal or stamp, this the 20 day of September, 2023.

Autumn Shoemaker
Notary Public

My Commission Expires: 5/16/25

