

2023033149 00095

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$17.00

PRESENTED & RECORDED
09/27/2023 12:41:43 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3774

PG: 3600 - 3601

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Gary Berman, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of proceeds.

Return to Grantee

Excise tax: \$17.00

Grantor's address: 917 Spring Hill Court, Kernersville, NC 27287

Grantee's address: 3735 Franklin Road SW, Suite 227, Roanoke, VA 24014

Parcel number: 6833-65-2735.000

No part of the property conveyed by this deed is the Grantor's primary residence.

THIS DEED, dated September 14, 2023, is from Roy W. Myers, Jr. and wife, Judy D. Myers, jointly herein called the Grantor, to This Land Properties, Inc. (a Virginia corporation), herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Forsyth County, North Carolina, and more particularly described as follows:

BEING all of Lots 39, 40, 41, and 42 of Southdale, as per plat recorded in Plat Book 3, Page 71, Forsyth County Registry.

(For prior deeds of this property, see Book 3068, Page 2271, and Book 2105, Page 1148, Forsyth County Registry.)

TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all persons, and that said real estate is free of all encumbrances except for unpaid property taxes for 2023 and future years, utility easements, and unviolated covenants, conditions, and restrictions.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

Roy W. Myers, Jr. (SEAL)
Roy W. Myers, Jr.

Judy D. Myers (SEAL)
Judy D. Myers

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Aubreyana Scott, a notary public of Forsyth County, North Carolina, hereby certify that Roy W. Myers, Jr. and Judy D. Myers personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 10 day of September 2023.

Aubreyana Scott
Notary Public

My commission expires: Feb 20 2027

