

2023033164 00110

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
09/27/2023 01:09:22 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3774
PG: 3681 - 3682

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$300.00**

Parcel Identifier No. 5892-45-7067.000

Mail after recording to: *Grantee @ mailing address below*

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX
COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 26th day of September, 2023 by and between

**GRANTOR
DAJ DEVELOPMENT, LLC
1891 W. CLEMMONSVILLE ROAD, WINSTON-SALEM, NC 27127**

**GRANTEE
FERGUSON DEVELOPMENT, LLC
751 W. 4TH STREET, SUITE 110, WINSTON-SALEM, NC 27101
SUBJECT PROPERTY: 4379 HAMPTON ROAD, CLEMMONS, NC 27012**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS TRACT 2 AS SHOWN ON MAP ENTITLED "SHUGART MANAGEMENT, INC., LOT 38D, TAX BLOCK 4209" RECORDED IN PLAT BOOK 50, PAGE 178 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3605, Page 47, Forsyth County Registry.

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The above described property does does not include the primary residence of the Grantor.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

DAJ DEVELOPMENT, LLC

By: Amy M. Vernon (SEAL)
MANAGER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Amy M. Vernon, MANAGER OF DAJ DEVELOPMENT, LLC. Witness my hand and official stamp or seal, this the 26th day of September, 2023.

My Commission Expires: 4-1-2025

[Signature]
Notary Public

Print Notary Name: Kimberly Longbottom

