

**2023038343 00134**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$550.00**  
 PRESENTED & RECORDED  
 11/09/2023 02:41:43 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
 BK: RE 3781  
 PG: 185 - 188

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax:** \$550.00

**Tax Parcel Number:** 6813-16-3329.000

**This instrument was prepared by Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.**

**Return to:** Grantee

**Mail Tax Bill to:** 1314 Ashley Square, Winston-Salem, NC 27103

**Brief description for the Index:** Lot 18, Griffith Industrial Park

THIS DEED made this 25<sup>th</sup> day of October, 2023 by and between

### GRANTOR

FOUR PAWS W - S, LLC, a  
North Carolina limited liability company

118-A Griffith Plaza Drive  
Winston-Salem, NC 27103

### GRANTEE

COJACK, LLC, a  
North Carolina limited liability company

1314 Ashley Square  
Winston-Salem, NC 27103

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

Submitted electronically by Allman Spry Davis Leggett & Crumpler, P.A. 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-referenced Property does not include the primary residence of Grantor.

For back title reference, see the deed recorded in Book 3040, Page 3902, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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 those exceptions set forth on Exhibit "B" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has duly executed the foregoing as of the day and year first above written.

FOUR PAWS W - S, LLC, a North Carolina limited liability company

By: Mark B. Fisher (SEAL)  
Mark B. Fisher, Manager

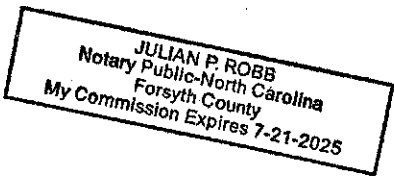
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public of the County of Forsyth and State of North Carolina, certify that Mark B. Fisher, either being personally known to me or proven by satisfactory evidence (said evidence being his driver license), who is the Manager of Four Paws W – S, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is the Manager of Four Paws W – S, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 23<sup>rd</sup> day of October, 2023.

Julian P. Robb  
Notary Public  
Name: Julian P. Robb  
My Commission Expires: 07/21/2025



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

Beginning at an iron stake in the northern side of Griffith Plaza Drive, which said iron stake marks the southwestern corner of Lot 18 and the southeastern corner of Lot 20 as shown on the Map of Griffith Industrial Park, recorded in Plat Book 30 at page 10 in the Forsyth County Registry, thence along the west side of Lot 18 and the east side of Lot 20 North  $01^{\circ} 51' 58''$  East 150.0 feet to an iron stake; thence South  $88^{\circ} 08' 02''$  East 129.0 feet to an iron stake; thence along the eastern side of Lot 18 and the western line of Lot 16 South  $01^{\circ} 51' 58''$  West 150.0 feet to an iron stake on the northern side of Griffith Plaza Drive, the southeastern corner of Lot 18; thence along the northern side of Griffith Plaza Drive North  $88^{\circ} 08' 02''$  West 129.0 feet to the point and place of Beginning, being all of Lot 18 as shown on the aforementioned plat map, except for approximately 10 feet on the northern end of said lot retained by JWR Building Company in the deed recorded in Book 1527 at Page 553 in the Forsyth County Registry. The herein-described lot is as shown on a survey of the property of Lorin Wood dated August 11, 1986, by Kenneth L. Foster, R.L.S.

The above-described tract being the same property as described in the deed recorded in Book 2580, Page 2407, Forsyth County Registry, and being otherwise known as Forsyth County Tax Parcel No. 6813-16-3329.00.

**EXHIBIT "B"**  
**EXCEPTIONS TO TITLE**

1. Taxes or assessments for the year 2024, and subsequent years, not yet due and payable.
2. Easement recorded in Book 1527, Page 553, Forsyth County Registry.
3. Utility easements affecting the Property.
4. Title to any portion of the Property lying within the right of way of Griffith Plaza Drive.