

2023039564 00154

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
11/20/2023 02:57:45 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3782
PG: 2310 - 2312

GENERAL WARRANTY DEED

Excise Tax: **\$280.00**
Tax Parcel ID No. 6836-02-8980.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 24th day of October, 2023, by and between

GRANTOR: Opportunity Zone Properties, LLC
whose mailing address is 104 Bowens RD, Spring Brook Township PA
(herein referred to collectively as **Grantor**) and 18444

GRANTEE: Patricia Velez McGregor
whose mailing address is 1443 Underwood Ave., Winston-Salem, NC 27105
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3467, Page 2317-2319, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 32.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Opportunity Zone Properties, LLC

By: Maria Eaves
Print/Type Name & Title: Maria Eaves

[Signature] (SEAL)

By: _____
Print/Type Name & Title: _____

_____ (SEAL)

By: _____
Print/Type Name & Title: _____

_____ (SEAL)

By: _____
Print/Type Name & Title: _____

_____ (SEAL)

State of Pennsylvania
County of Lackawanna

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Maria Eaves, Member/Manager of Opportunity Zone Properties, LLC
_____ [insert name(s) of principal(s)].

Date: 10-24-2023

[Signature]
Mickalya D Wells Notary Public
Notary's Printed or Typed Name

Commonwealth of Pennsylvania-Notary Seal
Mickalya D Wells, Notary Public
Susquehanna County
My commission expires December 16, 2023
Commission Number 1360890

My Commission Expires:
12/16/2023

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
_____ [insert name(s) of principal(s)].

Date: _____

_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

“Exhibit A”

Being Known and Designated as Lot 11, in Block F, as shown on the Map showing Subdivision in Plat only of the W. F. SNIPES ESTATE, as recorded in Plat Book 3, Page 32, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. For further reference see Book 1725 page 2852 and Book 2574 page 144, Forsyth County Registry. PIN: 6836-02-8980.000, Forsyth County Tax Records.