

2023042131 00137FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$54.00PRESENTED & RECORDED
12/13/2023 03:33:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3785
PG: 2324 - 2326**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$54.00
Parcel ID:	6844-18-5829.000
Mail/Box to:	Grantee
Property Address:	1545 Longview Drive, Winston-Salem, NC 27107
Prepared by:	This instrument prepared by Darren S. Cranfill, 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 GENERAL WARRANTY DEED ("Deed") is made on the 13th day of December 2023, by and between:

GRANTOR	GRANTEE
Integrity Ventures Corp. DBA MRD Integrity Ventures Corp., a Wyoming Corporation 309 Timberline Drive SE Winston-Salem, NC 27101	M&B Deese Properties LLC A South Carolina Limited Liability Company 2090 Clipstone Drive Ladson, SC 29456

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3779 page 3712.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 1, page 39 (4).

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NC Bar Association Form No. 3 © Revised 11/2020
Printed by Agreement with the NC Bar Association
Bar Form No. 3

North Carolina Bar Association – NC

Standard Form 3

North Carolina Association of Realtors, Inc. –

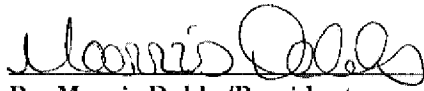
submitted electronically by "Darren S Cranfill Attorney At Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2023 property taxes pro-rated to date of closing.

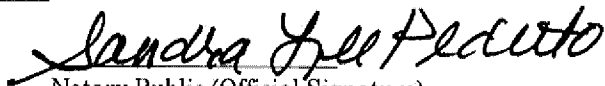
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

**Integrity Ventures Corp.
DBA MRD Integrity Ventures Corp.**


By: **Morris Dabbs/President**

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Sandra Lee Peduto, a Notary Public of the above state and Forsyth county, certify that the following person(s) personally appeared before me on the 13 day of December 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Morris Dabbs/President Corp.


Notary Public (Official Signature)
My commission expires: April 22, 2028

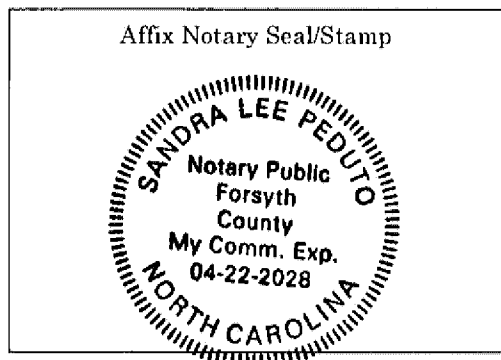


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lots 498, 499, 500 and 501 as shown on the Plat of LONGVIEW DEVELOPMENT NO. 2, as recorded in Plat Book 1, Page 39 (4), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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