

2024003452 00092

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$544.00

PRESENTED & RECORDED
 02/05/2024 02:01:04 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3791
PG: 3045 - 3046

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$544.00

Parcel Identifier No. 5897-54-4058.000

Title Insurance Company: BCHH, Inc.

Mail/Box to: ARMM Asset Company 2 LLC, a Delaware Limited Liability Company, 5001 Plaza on the Lake, Suite 200, Austin, TX

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOT 116 SALEM WEST, SECTION FOUR

THIS DEED made this 1st of February, 2024, by and between

GRANTOR	GRANTEE
Paul McDonald and Amanda Shepherd, a married couple <i>Mailing Address:</i> 994 W. 2nd Street, 381 Winston-Salem, NC 27101	ARMM Asset Company 2 LLC, a Delaware Limited Liability Company <i>Mailing Address:</i> 5001 Plaza on the Lake, Suite 200 Austin, TX 78746 <i>Property Address:</i> 5509 Salem View Road Pfafftown, NC 27040

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 (\$272,000.00) 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 or condominium unit situated in the City of Pfafftown, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 116 as shown on the Map or Plat of Salem West, Section Four, which is duly recorded in Plat Book 31, Page 65,

Register of Deeds of Forsyth County, North Carolina, to which plan reference is hereby made for a more complete and accurate description thereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3346 Page 3261.

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

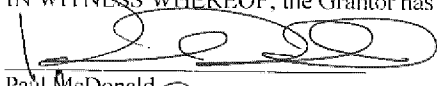
A map showing the above described property is recorded in Plat Book 31, Page 65.

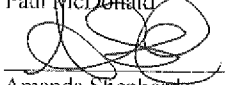
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

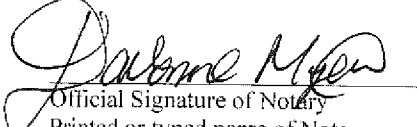
IN WITNESS WHEREOF, the Grantor has duly executed as of the day and year first above written.


Paul McDonald


Amanda Shepherd

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Davonne Myers, Notary Public, do hereby certify that Paul McDonald and Amanda Shepherd personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 1st day of February, 2024.


Official Signature of Notary
Printed or typed name of Notary
Davonne Myers

My Commission Expires:

04/10/2027

