

2024004932 00119

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED
02/16/2024 04:37:51 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3793
PG: 1793 - 1795

GENERAL WARRANTY DEED

Excise Tax: **\$350.00**

Tax Parcel ID No. **6838-02-4073.000** 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 **16th** day of **February**, 20**24**, by and between

GRANTOR: Mabel Elaine Goad, widow
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: AJC Investments, LLC
whose mailing address is 106 Azalea Drive, 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 909, Page 519, and being reflected on plat(s) recorded in Map/Plat Book 17, page/slide 183.

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.

By: _____
Print/Type Name & Title: _____
Mabel Elaine Goad Kenneth Alan Goad POA (SEAL)
Mabel Elaine Goad by Kenneth Alan Goad co-attorney-in-fact

By: _____
Print/Type Name & Title: _____
Mabel Elaine Goad Janet Goad Southern POA (SEAL)
Mabel Elaine Goad by Janet Goad Southern co-attorney-in-fact

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

STATE OF NORTH CAROLINA - COUNTY OF Forsyth

I, Patricia A. Tarpley, a Notary Public of the aforesaid County and State, do hereby certify that Kenneth Alan Goad and Janet Goad Southern, Co-Attorneys in Facts for Mabel Elaine Mosley Goad, personally appeared before me this day, and being duly sworn, says that they executed the foregoing and annexed instrument for and in behalf of Mabel Elaine Mosley Goad that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3208 at Page 1238, and that this instrument was executed under and by virtue of the authority given by said instrument granting them power of attorney; that the said Kenneth Alan Goad and Janet Goad Southern, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Mabel Elaine Mosley Goad.

WITNESS my hand and official seal, this the 16 day of February, 2024.



Patricia A. Tarpley
Notary Public

My commission expires: 10/12/2026

“Exhibit A”

Being known and designated as Lot No. 25 as shown on the map of Gladstone Courts, which map is recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17, page 183, reference to which is hereby made for a more particular description.