

2024010605 00093

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$540.00

PRESENTED & RECORDED
04/05/2024 01:08:49 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3800
PG: 1798 - 1799

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$540.00

Parcel Identifier No. 5897-54-0486.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 1838 Chelsea Ct, Atwater, CA 95301

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

Brief description: Lots 64, Salem West. Sec 2, PB 28, PG 196, Forsyth County, North Carolina

THIS DEED made this 5 day of APRIL, 2024, by and between

GRANTOR	GRANTEE
<p>K K COMPANY, LLC a/k/a KK COMPANY, LLC a North Carolina Limited Liability Company</p> <p>MAILING ADDRESS:</p> <p><u>3831 PATTERSON AVENUE WINSTON-SALEM, NC 27105</u></p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p>MYRIAM M. DEFAY and spouse, ERIC S. DEFAY</p> <p>PROPERTY ADDRESS:</p> <p><u>2500 MOUNT SALEM ROAD PFAFFTOWN, NC 27040</u></p>

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 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 situated in **FORSYTH** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 64, as shown on the plat of Salem West, Section 2, as recorded in Plat Book 28, Page 196, Forsyth County Registry, reference to such plat being hereby made for a more particular description.

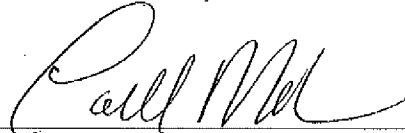
Submitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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

K K COMPANY, LLC

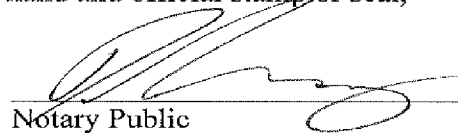
 (SEAL)

**BY: CARROLL NICHOLS
ITS: MEMBER/MANAGER**

State of North Carolina
County of Forsyth

I, DAVID CUMMINGS, the undersigned Notary Public of County and State aforesaid, certify that **CARROLL NICHOLS** who is known to me and being by me duly sworn says that he is **MEMBER/MANAGER** of **K K COMPANY, LLC**, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company. WITNESS my hand and official stamp or seal, this 5 day of APRIL, 2024.

My commission expires: 07/28/2027


Notary Public

SEAL

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027