

2024013883 00169

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$42.00

PRESENTED & RECORDED

05/01/2024 03:31:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3804**PG: 2621 - 2622****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$42.00

Parcel Identifier No.: 6844-14-3729

Mail/Box to: Mega Plus World LLC, a North Carolina Limited Liability Company, 1801 Geneva Rd, Apt F,
Winston Salem, NC 27103*This instrument was prepared by: David T. Kasper, 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 30th day of April, 20 24, by and between:

GRANTOR	GRANTEE
Jakeana Paul Jackson and husband, Phillip Jackson	Mega Plus World LLC, a North Carolina Limited Liability Company
Forwarding address: 810 Brittany Way High Point, NC 27263	Buyer mailing address: 1801 Geneva Rd, Apt F Winston Salem, NC 27103

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the east side of Peachtree Street in Waughtown, A.Y. Linville's west corner, running thence with his line Eastwardly 160 feet to an iron pipe in an alley, thence along the west side of said alley southwardly parallel with Peachtree 60 feet to an iron stake, the northwest corner of Mrs. Dorsey's lot, thence west with this line, 160 feet to an iron stake on Peachtree Street, thence along east side of said street 60 feet to the place of beginning.

No portion of the property herein conveyed includes the Grantor's primary residence.

submitted electronically by "Kasper & Payne, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title see Deed Book _____, Page _____, Forsyth County Registry.

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 of record, and ad valorem taxes for 2024 and subsequent years.

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

Jakeana Paul Jackson
Jakeana Paul Jackson

Phillip Jackson
Phillip Jackson

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, David T. Kasper, a Notary Public, do hereby certify that Jakeana Paul Jackson and Phillip Jackson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 30th day of April, 2024.

David T. Kasper

Printed Name: David T. Kasper

My Commission Expires: 3/11/2028

