

2024016225 00204

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1500.00

PRESENTED & RECORDED
05/20/2024 04:40:25 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3807
PG: 2175 - 2177

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1,500.00

Parcel Identifier Nos.: 6835-20-2953.000

Mail after recording to: Grantee @ 3735 Cherokee St. NW, Kennesaw, GA 30144

This instrument was prepared by John R. Combs, a licensed North Carolina attorney, without benefit of a title examination. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 14th day of May 2024 by and between

GRANTOR

Wooten Partners, LLC
a North Carolina limited liability company
23 Graylyn Place Lane
Winston-Salem, NC 27106

GRANTEE

MAOIN XXVI NC, LLC
a Georgia limited liability company
3735 Cherokee Street NW
Kennesaw, GA 30144

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 and more particularly described as follows:

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.

Fronting 50 feet on the east side of Ashe Street (now South Broad Street) and of that width extending back eastwardly 138 feet on the north line and 136.8 feet on the south line and bounded west by Ashe Street (now South Broad Street) North by Lot #20, South by Lot #18. This lot known and designated on the plat of lands of C.P. Sides land as Lot #19.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3689, Page 1073, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book n/a, Page n/a, and referenced within this instrument.

The above-described property does does not include the primary residence of the Grantors.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals as of the day and year first above written.

WOOTEN PARTNERS, LLC
a North Carolina limited liability company

By: [Signature]
William O. Wooten, Member Manager

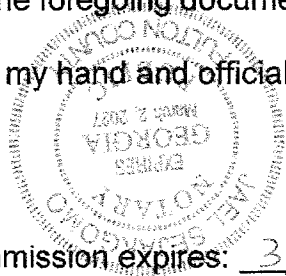
By: [Signature]
Christopher B. Wooten, Member Manager

STATE OF GEORGIA - Fulton COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: William O. Wooten, Member Manager.

Witness my hand and official stamp or seal, this the 14th day of May, 2024.

(Seal)



My Commission expires: 3/2/27

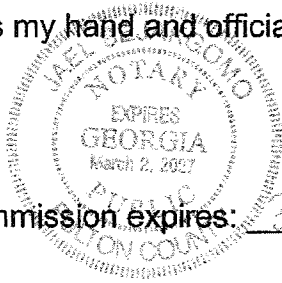
Notary Public [Signature]
Printed Notary name: Jael E. Johnson

STATE OF GEORGIA - Fulton COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Christopher B. Wooten, Member Manager.

Witness my hand and official stamp or seal, this the 14th day of May, 2024.

(Seal)



My Commission expires: 3/2/27

Notary Public Jael S. Johnson
Printed Notary name: Jael S. Johnson