

2024017490 00155

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$385.00

PRESENTED & RECORDED
 05/30/2024 03:25:30 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3809
PG: 249 - 252

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$385

Parcel Identifier No. 6835-89-1662.000 Verified by _____ County on the _____ day of _____, _____
 By: _____

This instrument prepared by, Steven Foscett, 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.

Mail/Box to: Grantee

Brief description for the Index:

THIS DEED made this 21 day of May, 2024 by and between

GRANTOR	GRANTEE
MGAC HOLDINGS LLC 3064 WAKE FOREST ROAD RALEIGH, NC 27609	B & B DEVELOPMENT SRQ LLC, A FLORIDA LIMITED LIABILITY COMPANY 5325 ASHTON COURT SARASOTA, FL 34233

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 the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

See Attached Exhibit A

Property Address: 900 N Graham Ave Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3765 Page 3687.

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

A map showing the above described property is recorded in Plat Book 8, Pages 217

Submitted electronically by "Steven Foscett, PA"
 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.

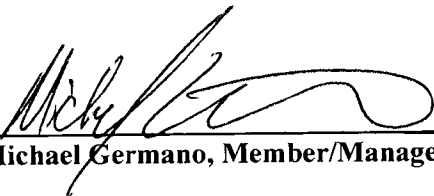
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, and current year ad valorem taxes.

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

MGAC Holdings LLC

By:

 (SEAL)
Adam Hunter Colburn, Member/Manager

 (SEAL)
Michael Germano, Member/Manager

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Adam Hunter Colburn personally came before me this day and acknowledged that he is a member/manager of MGAC Holdings LLC a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21 day of May, 2024.

Notary Public

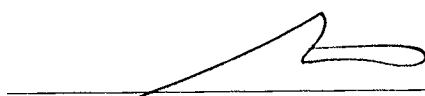
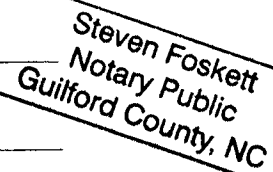
Print Name: Steven FOSKETT

My Commission Expires: 9/18/25

Steven FOSKETT
Notary Public
Guilford County, NC

STATE OF North CarolinaCOUNTY OF Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Michael Germano personally came before me this day and acknowledged that he is a member/manager of MGAC Holdings LLC a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21 day of May, 2024.


Notary PublicPrint Name: Steven FoscettMy Commission Expires: 9/15/25

Steven Foscett
Notary Public
Guilford County, NC

EXHIBIT A

TRACT 1

Said lot lying and being on the West side of Graham Street, being the Northwest corner of a lot at the intersection of Ninth Street with Graham Street, having a frontage on Graham Street 70 feet and of the same width extending back Westwardly between parallel lines a distance of 110 feet.

And being the same property conveyed by the Deed recorded at Book 3144 Page 1928 of the Forsyth County Registry.

BEING KNOWN AND DESIGNATED as Lots Number 254 and 101 as shown by and upon a map of North Cameron Park addition made by G. F. Hinshaw, Civil Engineer, in a January, 1938 and of record in the Public Registry of Forsyth County, Plat Book 8 at Page 217, 8 sheets.

Also being known and designated as Block 434, Lot 254 and 101, Forsyth County Tax Map.

NOTE: Corrective Affidavit recorded in Book 3209 at Page 1748 correcting the legal description.