

2024017629 00100

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
05/31/2024 01:03:14 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3809
PG: 1146 - 1148

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$250

Mail after recording to: Grantee @ 2133 Starfall Drive, Lottax NC 27235

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. 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: UNIT 105, BUILDING 1, STONEGATE OFFICE CONDOS
PARCEL #6886-81-6575.000

THIS DEED made this 31ST day of MAY, 2024, by and between

GRANTOR: ROBERT D COOPER AND WIFE, BELINDA M COOPER

Mailing Address: 7109 Lanier Rd, Summerfield NC 27358

GRANTEE: 1890 HOLDINGS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Property Address: 935 East Mountain St, Unit E, Kernersville NC 27284

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:

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 being more particularly described as follows:

This is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AND BEING ALL OF THE SAME PROPERTY DESCRIBED AND RECORDED IN BOOK 2850, PAGE 84, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA

And being all of the same tract described in prior instrument reference: Book 3120 at Page 3023.

A map showing the above described property is recorded in Condo Plat Book 3 at Page 36.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

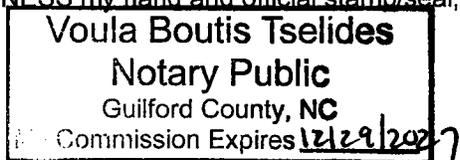
Robert D. Cooper (SEAL)
ROBERT D COOPER

Belinda M Cooper (SEAL)
BELINDA M COOPER

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Voula Boutis Tselides, a Notary Public of the County and State aforesaid, certify **ROBERT D COOPER AND BELINDA M COOPER**, principals, personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by current State or Federal identification with the principals' photograph in the form of a state issued driver's license, and the principals acknowledged to me that they voluntarily signed the foregoing document for the purpose therein and in the capacity indicated

WITNESS my hand and official stamp/seal, this 31st day of MAY 2024.



Voula Boutis Tselides
Notary Public

My commission expires: 12/29/2027

EXHIBIT A

**Unit 105, Building 1, Stonegate Office Condominium
935 East Mountain Street, Unit E**

Property Description:

BEING KNOWN AND DESIGNATED as Unit 105 in Building 1 of Stonegate Office Condominium, a map and plat of which is recorded in Condominium Plat Book 3, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with and subject to all conditions, rights and easements and the undivided interest in the common area set forth in the Declaration of Condominium for Stonegate Office Condominium recorded in Book 1494, Page 1391; Book 1500, Page 1311 and Book 1523, Page 1598, Forsyth County Registry, including any and all amendments to said Declaration of Condominium.

This is the same property as described in Book 2850, Page 84, Forsyth County Registry and is designated as Tax PIN 6886-81-6575.00 (Block 5401A, Lot 105) on the Forsyth County tax maps.