

2024018020 00098FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$40.00

PRESENTED & RECORDED

06/04/2024 02:47:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3809**PG: 3282 - 3283****NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **40**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by Kenneth S. Lucas, Jr., a licensed North Carolina Attorney; delinquent taxes if any to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 4 day of June 2024 by and between

GRANTORDaniel W. Donathan, by Karen E. Southern his Attorney in Fact, recorded in Book 3441 Page 1142, and spouse
Karen E. Southern

GRANTEE

IA1 Properties, LLC.

P.O. Box 1368
Carthage, NC 28327

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:

All of Lot 34 of Silver Chalice Village as recorded in Plat Book 40 Page 43 in the Forsyth County Registry; Save and Except parcels previously conveyed, said property is located at 4301 Old Belews Creek Road, Winston-Salem, North Carolina.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3088, Page 171 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 40, Page 43, and referenced within this instrument.

The above described property ☐ does ☐ does not include the primary residence of the Grantor.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Daniel W. Donathan by Karen E. Southern A.I.F. (SEAL)
Daniel W. Donathan by Karen E. Southern A.I.F. A I F

By: _____
Title: _____

Karen E. Southern (SEAL)
Karen E. Southern

By: _____
Title: _____

(SEAL)

State of NC; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Daniel W. Donathan by Karen E. Southern A.I.F. and Karen E. Southern. Witness my hand and official stamp or seal, this the 4 day of June 2024.

My Commission Expires: 6/17/28

Kenneth S. Lucas Jr.
Notary Public

Print Notary Name: Kenneth S. Lucas Jr.

