

2024020691 00124

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$703.00

PRESENTED & RECORDED
06/25/2024 02:04:19 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3813
PG: 401 - 403

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$703.00

Tax Parcel Identification Number: 6813-05-6436.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 3941 Westpoint Blvd, Winston Salem, NC 27103

Brief description for the Index: Lot 108C, West Point Business Center, Section 6

Property Address: 3941 Westpoint Blvd, Winston Salem, NC 27103

THIS DEED is made this the 24th day of June, 2024

GRANTOR

Gwyn Electrical, Plumbing, Heating and
Cooling Co, Inc., a North Carolina corporation

3941 Westpoint Blvd
Winston Salem, NC 27103

GRANTEE

Dirleton Properties, LLC,
a North Carolina limited liability company

432 Hollinswood Avenue
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

submitted electronically by "Craige Jenkins Liipfert & walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

simple, all that certain lot or parcel of land situated in the County of **Forsyth**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3735, Page 3391, Forsyth County Registry.


THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to enforceable easements and restrictions of record, if any; and 2024 property taxes.

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

GRANTOR: Gwyn Electrical, Plumbing, Heating and Cooling Co., Inc.
a North Carolina corporation


By:  (SEAL)
Printed Name: Jeffrey R. Vance
Title: President

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Karen H. Perdue, a Notary Public of the County of Guilford and State of North Carolina, certify that Jeffrey R. Vance, either being personally known to me or proven by satisfactory evidence (said evidence being valid Driver's License), being the President of Gwyn Electrical, Plumbing, Heating and Cooling Co., Inc., a North Carolina corporation, personally appeared before me this day and acknowledged that he, as President of Gwyn Electrical, Plumbing, Heating and Cooling Co., Inc., a North Carolina corporation is duly authorized to do so, and voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 24th day of June, 2024.


Notary Public
Name: Karen H. Perdue
My Commission Expires: 12/5/2027

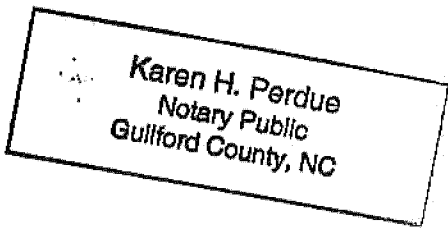


EXHIBIT "A"
PROPERTY DESCRIPTION

Being known and designated as Lot No. 108C as shown on a plat entitled "West Point Business Center, Section 6" as recorded in Plat Book 37, Page 125, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.