

2024023811 00131

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED
 07/18/2024 02:42:42 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3816

PG: 4062 - 4064

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$330.00
Parcel ID:	5897-46-2239
Mail/Box to:	Robinson Premium LLC a NC LLC, 711 Conrad Farm Road, Pfafftown, NC 27040
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	metes & bounds of 2 tracts - Lot 1 on Plat Book 6, Page 49

THIS GENERAL WARRANTY DEED ("Deed") is made on the 16 day of July, 20 24, by and between:

GRANTOR	GRANTEE
Donna G. Myrick, an unmarried woman 3630 Manoa Road Pfafftown, NC 27040	Robinson Premium LLC a NC LLC 711 Conrad Farm Road Pfafftown, NC 27040

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Pfafftown, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2119 Page 3571.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 6 Page 49.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

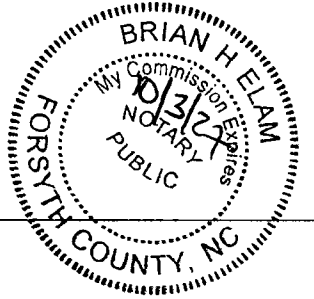
Donna G. Myrick
Name: Donna G. Myrick

STATE OF NC, COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 18 day of July, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Donna G. Myrick

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)
My commission expires: 10/3/27

EXHIBIT "A"

Property Address: 5160 Yadkinville Road, Pfafftown, NC 27040

Tax ID: 5897-46-2239 / Block 4633 Lot 107

BEGINNING at an iron stake on the south side of State Highway No. 60, running thence S 33° S 276 feet to a stake; thence N 64° 30' E 110 feet to a stake 10 feet west of the southwest corner of Lot No. 2; thence N 19° W parallel to west line of Lot No. 2— 247 feet to a stake 10 feet west of the corner of Lot No. 2 on the south side of State Highway No. 60; thence S 74° 30' W along said State Highway No. 60 174 feet to the BEGINNING. Being known and designated as Lot No. 1 on the Plat of N.H. Wharton and Rhoda Wharton Property, and recorded in Plat Book 6, Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina. SAVE AND EXCEPT a 10 foot strip on the east side of Lot No. 1 and adjoining the west side of Lot No. 2, described as follows: BEGINNING at a point, the northwest corner of Lot No. 2, and running thence southwestwardly with the southern edge of State Highway NO. 60 10 feet, more or less, to lot of Ralph B. McKinney; thence southeastwardly with said McKinney line 247 feet, more or less, to the rear line of corner of McKinney lot, thence N 64° 30' East 10 feet, more or loss. to southwest corner of Lot No. 2; thence N 19° West with line of Lot No. 2— 247 feet to the point of BEGINNING. Being a part of Lot No. 1 as shown on the plat of N.H. and Rhoda Wharton, recorded in Plat Book 6 at page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina.