

2024024556 00132

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$760.00

PRESENTED & RECORDED
 07/24/2024 02:28:25 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3817**PG: 3855 - 3859**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$760.00**

Parcel Identifier No.: 5899-01-6422.000

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Metes/Bounds Old Richmond Township

THIS DEED made this 24th day of July, 2024, by and between

GRANTOR

Gregory L. Comer, Executor of Estate of Danny L. Comer,
Jeffery Lee Comer and Ann Comer, a married couple,
Gregory Lavenius Comer and Angela Comer, a married
 couple, and
Kimberly Clark Comer AKA Kimberly Clark Ottati and
Jonathan Ottati, a married couple

GRANTEE**Alok Wadhwani**, a single man

9901 Brodie Lane
 PMB 160-800
 Austin, TX 78748

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 this presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Old Richmond Township, City of Pfafftown, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☐ is not the primary residence of the Grantors.

Submitted electronically by "Justice Law Group, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property herein described was acquired by Danny L. Comer by instrument recorded in Book 2014, Page 1858, Forsyth County Registry. Danny L. Comer died June 6, 2023 Testate in Forsyth County. See Forsyth County Estate File 23 E 1557 and the Probated Last Will of Danny L. Comer, which devises the property to Jeffery Lee Comer, Gregory Lavenius Comer and Kimberly Clark Comer, all of whom join as Grantors.

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

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:

Subject to Easements, Restrictions, Covenants, Rights-of-Way of Record, if any, and Ad-Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Estate of Danny L. Comer

By:

Gregory L. Comer, Executor

Gregory Lavenius Comer

Angela Comer

STATE OF NC
COUNTY OF Guilford

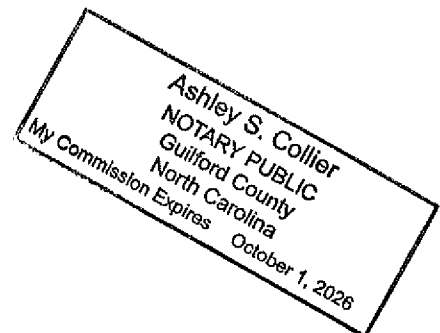
I, Ashley S. Collier, Notary Public, do hereby certify that Gregory L. Comer, Executor of Estate of Danny L. Comer, and Gregory Lavenius Comer and Angela Comer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24 day of July, 2024.

Ashley S. Collier
Official Signature of Notary

Printed or typed name of Notary Ashley S. Collier

My Commission Expires: 10-1-2026



Jeffery Lee Comer

Jeffery Lee Comer

Ann Comer

Ann Comer

STATE OF NC
COUNTY OF Guilford

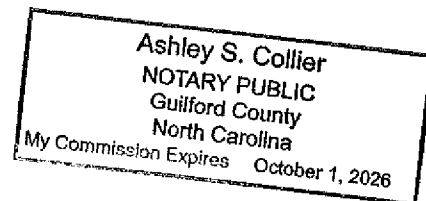
I, Ashley S Collier, Notary Public, do hereby certify that Jeffery Lee Comer and Ann Comer personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 24 day of July, 2024.

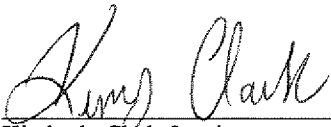
Ashley S Collier

Official Signature of Notary

Printed or typed name of Notary Ashley S Collier

My Commission Expires: 10-1-2026





Kimberly Clark Ottati



Jonathan Ottati

STATE OF NC
 COUNTY OF Guilford

I, Ashley S. Collier, Notary Public, do hereby certify that Kimberly Clark Ottati and Jonathan Ottati personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 24 day of July, 2024.



Official Signature of Notary

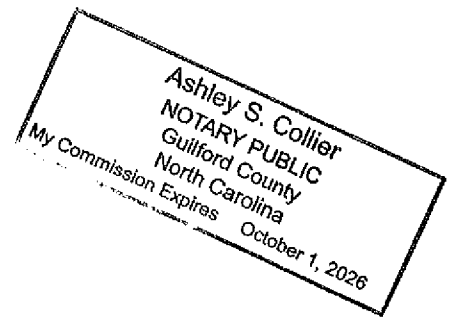
Printed or typed name of Notary Ashley S CollierMy Commission Expires: 10-1-2026

Exhibit "A"

BEGINNING at a point in the 20 foot paved area of Montford Road, said point being the northwest corner of property of Ronald L. Davis as described in Deed Book 1525, page 1728, Forsyth County Registry and said point also being the northeast corner of the within described tract; running thence with said Davis' western line South 42° 17' 10" West 272.16 feet to a nail at a bent existing iron pipe, said pipe being the northwest corner of property of Thomas M. Canter as described in Deed Book 1207, Page 691, Forsyth County Registry; running thence with said Canter's western line South 42° 10' 20" West 37.25 feet to a nail at a bent existing iron pipe, said pipe being in the northern property line of Wachovia Bank and Trust as described in Deed Book 679, Page 24, Forsyth County Registry; running thence with said Wachovia Bank's north line North 84° 12' 10" West 757.56 feet to a new iron pipe, said pipe being the southeast corner of property of Carrol O. Brown as described in Deed Book 1512, Page 293, Forsyth County Registry; running thence with said Brown's eastern line North 35° 01' East 285.26 feet to a new iron pipe, said pipe being in the southern property line of Goldie Matthews as described in Deed Book 616, Page 340, Forsyth County Registry; running thence with said Matthews' southern line South 84° 11' 29" East 802.24 feet to the point and place of BEGINNING. Lying in the Old Richmond Township, and being known as Tax Lot 38C, Tax Block 4749, of the Forsyth County Tax Maps. Containing 4.456 acres, more or less, according to a survey by Richard Parks Bennett, R.L.S., dated April 21, 1993 and bearing Job No. 5987.

Tax Parcel Number: 5899-01-6422.000

Property Address: 4835 Montford Road, Pfafftown, NC 27040