

2024033976 00125

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$950.00

PRESENTED & RECORDED

10/07/2024 01:27:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3829

PG: 3461 - 3462

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$950

Mail after recording to: Grantee @ 3300 Tanner Ct Summerfield NC 27358

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: LOT 2, FINAL PLAT FOR CLEMMONS TOWN CENTER

Parcel ID # 5893-04-0489.000

THIS DEED made this 2ND day of OCTOBER, 2024, by and between

GRANTOR: EMPLOYERS MUTUAL CASUALTY COMPANY, AN IOWA CORPORATION

Mailing Address: 717 Mulberry St., Des Moines, IA 50309

GRANTEE: AJAJ INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Property Address: 3487 Gentry Lane, Clemmons NC 27012

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)

Being known and designated as Lot 2 as shown on that certain plat titled FINAL PLAT FOR: CLEMMONS TOWN CENTER LEWISVILLE CLEMMONS ROAD, recorded in Plat Book 62, Pages 1301-131, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Prior instrument reference: Book 3808 at Page 3492.

A map showing the above-described property is recorded in Plat Book 62 at Pages 130-131.

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.

Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and *ad valorem* taxes for the current year

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

EMPLOYERS MUTUAL CASUALTY COMPANY, AN IOWA CORPORATION

BY: Ann M Collins (SEAL)

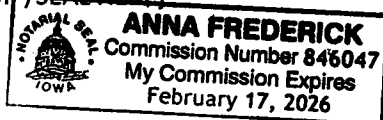
Print Name: Ann Collins
Title: VP: CFO

STATE OF Iowa
COUNTY OF Polk

I, Anna Frederick, a Notary Public of Polk County and State of aforesaid, certify that Ann Collins, principal, personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principal's photograph in the form of a state issued driver's license, and acknowledged to me that he/she is Ann Collins of **EMPLOYERS MUTUAL CASUALTY COMPANY, AN IOWA CORPORATION**, and that he/she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 2nd day of October 2024.

[AFFIX STAMP/SEAL HERE]



Anna Frederick
Notary Public

My commission expires: February 17, 2026