

2024039024 00198

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
11/15/2024 03:25:08 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3836
PG: 1552 - 1554

GENERAL WARRANTY DEED

Excise Tax: \$ 160

Tax Parcel ID No. 6836-35-8255.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: _____

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina 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: _____

THIS DEED, made this the ____ day of _____, 20__, by and between

GRANTOR: Dwayne D. Tate, unmarried
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Syed Properties LLC
whose property address is 2412 Ivy Avenue, Winston-Salem, NC 27105
mailing address: 1214 Mosely Rd., Greensboro, NC 27455
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3727, Page 2783, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 25.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ Dwayne D. Tate (SEAL)
Print/Type Name & Title: _____
Dwayne D. Tate

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of _____
County of _____

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:

Dwayne D. Tate
_____ [insert name(s) of principal(s)].

Date: October 5, 2024
Justin Meritt Notary Public
Notary's Printed or Typed Name

My Commission Expires:
April 17, 2029

(Official/Notarial Seal)



State of _____
County of _____

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:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

“Exhibit A”

BEING all of Lot 17, Block 4, Bon Air, according to the plat thereof, recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina.