

2024040789 00196

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

PRESENTED & RECORDED
 12/02/2024 03:49:24 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3838
PG: 3111 - 3113

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$760.00

Parcel Identifier No. 6940-72-8860.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 4411 Lake Woussicket Rd, Germanton, NC 27019

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Metes & bounds, Forsyth County, North Carolina

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

GRANTOR	GRANTEE
LIFE ASSETS, INC., a North Carolina Corporation	JACK DIEMER and spouse, NANCY DIEMER
MAILING ADDRESS:	PROPERTY ADDRESS:
<u>4848 MISTY MOUNTAIN COURT GERMANTON, NC 27019</u>	<u>4411 LAKE WOUSSICKETROAD GERMANTON, NC 27019</u>
PROPERTY ADDRESS IS ____ IS NOT <input checked="" type="checkbox"/> X ____ GRANTOR'S PRIMARY RESIDENCE	

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

SEE ATTACHED EXHIBIT "A"

Submitted electronically by "Heather Kiger Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

LIFE ASSETS, INC.

 (SEAL)

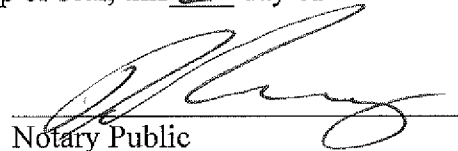
BY: ANDREW HUNDLEY

ITS: PRESIDENT

State of North Carolina
County of Forsyth

I, DAVID CUMMINGS, the undersigned Notary Public of County and State aforesaid, certify that **ANDREW HUNDLEY** who is known to me and being by me duly sworn says that he is **PRESIDENT** of **LIFE ASSETS, INC.**, a North Carolina Corporation and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company. WITNESS my hand and official stamp or seal, this 2 day of DECEMBER, 2024.

My commission expires: 07/28/2027


Notary Public

SEAL

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027

EXHIBIT "A"

BEGINNING at a new iron stake located in the Northern right of way line of Lake Woussicket Road, said iron stake being located South 66° 15' East 339.10 feet from the original Southwest corner of James R. Tuttle as recorded in Dead Book 663, page 294, Forsyth County Registry, said reference point also being the Southeast corner of Henry Dillon (now or formerly); running thence from said point of Beginning, on a new line with James R. Tuttle, North 23° 45' East 350.0 feet to a new iron stake; running thence South 66° 15' East 125.00 feet to another new iron stake; running thence South 23° 45' West 350.0 feet to a new iron stake located in the Northern margin of Lake Woussicket Road; running thence with the Northern margin of Lake Woussicket Road, North 66° 15' West 125.00 feet to an iron stake, the point and place of BEGINNING. Containing 1.004 acres, more or less, and being a portion of Tax Lot 33D, Block 5126 in Salem Chapel Township, as shown on the Forsyth County Tax maps. Said description is in accordance with a survey made by Joseph A. Johnson, Jr. R.L.S. dated January 20, 1979.