

2025002049 00113

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$185.00

PRESENTED & RECORDED

01/22/2025 03:09:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3845

PG: 1999 - 2003

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$185.00****Tax Parcel Identification Number: 6844-17-4788.000**

This instrument was prepared by: Malia M. Williams, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to Grantee:** 1704 Longview Drive, Winston Salem, NC 27107**Property Address:** 1704 Longview Drive, Winston Salem, NC 27107**Brief description for the Index:** Lot 95, Longview Development**THIS DEED made this the 21st day of January, 2025****GRANTOR**

MGAC HOLDINGS LLC
 a North Carolina limited liability company

1001 Wade Avenue, Ste 327
Raleigh, NC 27605

GRANTEE**Brian Holder (unmarried)**

1704 Longview Drive
Winston Salem, NC 27107

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 the County of **Forsyth**, State of North Carolina and more particularly described as follows:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For further reference seed Deed Book 3765 at Page, 3687, Forsyth County Registry.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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:

- (1) Subject to easements and restrictions of record, if any;
- (2) Ad valorem real property taxes for 2025 and subsequent years; and
- (3) All matters shown on that Plat recorded in Plat Book 2, Page 87, Forsyth County Registry.

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

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE]

GRANTOR

MGAC HOLDINGS, LLC,
a North Carolina limited liability company

By: *Adam Colburn* (SEAL)
Printed Name: Adam Hunter Colburn
Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF Johnston

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Adam Hunter Colburn
Member/Manager of
MGAC HOLDINGS, LLC,
a North Carolina limited liability company

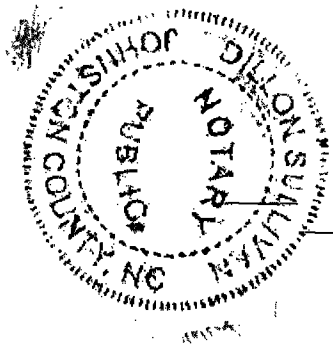
This 21st day of January, 2025.

Dillon Sullivan
Official Signature of Notary

(Official Seal)

Dillon Sullivan
Notary's printed or typed name, Notary Public

My commission expires: 03/16/25



[SIGNATURE PAGE]

GRANTOR

MGAC HOLDINGS, LLC,
a North Carolina limited liability company

By:  (SEAL)
Printed Name: Michael Germano
Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Michael Germano
Member/Manager of
MGAC HOLDINGS, LLC,
a North Carolina limited liability company

This 21st day of January, 2025.


Official Signature of Notary

Drillon Sullivan
Notary's printed or typed name, Notary Public

My commission expires: 03 Nov 25



EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot Number 95, as shown on the Map of Longview Development, same being of record in Plat Book 2, Page 87, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

FOR BACK REFERENCE, SEE DEED RECORDED IN BOOK 3765, PAGE 3687, FORSYTH COUNTY REGISTRY.

PARCEL ID: 6844-17-4788.000

PROPERTY ADDRESS: 1704 Longview Drive, Winston Salem, NC 27107