

**2025016538 00120**

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

PRESENTED & RECORDED  
 05/16/2025 01:34:55 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3863**  
**PG: 4450 - 4453**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No. 6836-25-8005.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: E. Pt. Lot 2, Block J, GREENWAY PLACE, PB 4, PG 7

THIS DEED made the 14 day of May, 2025, by and between

GRANTOR	GRANTEE
<p><b>Kenno Dean Kirkland (unmarried)</b></p> <p>Grantor Address:          3816 Palmira Trail          Winston-Salem, NC 27127</p>	<p><b>MIIG Investments, LLC</b>  <i>a North Carolina Limited Liability Company</i></p> <p>Property Address:          209 East Twenty-Fourth Street          Winston-Salem, NC 27105</p>

*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 Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [✓] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3132, Page 1414, Forsyth County Registry.

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.

submitted electronically by "Orenstein 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.

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 easements, rights of way, and other restrictions of record.

*(signatures to follow)*

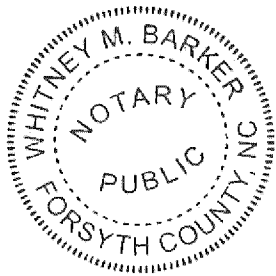
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kenno Dean Kirkland (SEAL)  
Kenno Dean Kirkland

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Kenno Dean Kirkland personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 14 day of May, 2025.



Whitney M. Barker  
Whitney M. Barker Notary Public  
My commission expires: Feb. 17, 2030

**Exhibit "A"**

**Property of MHG Investments, LLC**  
*a North Carolina Limited Liability Company*  
**209 East Twenty-Fourth Street**

BEGINNING at a stake on the North side of West 24th Street, said stake being 140 feet West of the beginning of a curve into Gilmer Avenue; running thence South 77 degrees 10 minutes West 75 feet to a stake; thence North 11 degrees 30 minutes West 116.97 feet to a stake; thence South 40 degrees 15 minutes East 64.78 feet to a stake; thence South 12 degrees 15 minutes East 45 feet to the BEGINNING; being the East part of Lot No. 2, in Block J, as shown on the map of GREENWAY PLACE, as recorded in Plat Book 4, Page 73, and being in all respects the same property as that described in Deed of Trust Book 873, Page 358, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3132, Page 1414, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-25-8005.000 on the Forsyth County Tax Maps.