

2020046139 00107

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$284.00

PRESENTED & RECORDED

10/14/2020 11:35:30 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3558**PG: 3649 - 3650****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$284.00

Parcel Identifier Number: 6807-59-9485 Tax ID or Block & Lot: BLOCK 3644 LOT 052Mail/Box to: Grantee at 3203 Farmridge Court, Greensboro, NC 27410This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 52, Section 2, of Cedardale Section 2

THIS DEED made this October 9, 2020 by and between

GRANTOR	GRANTEE
Frazier Glenn Investments LLC	JCMNC LLC
Grantor Address:	Buyer Address:
411 - G Parkway Greensboro, NC 27401	3203 Farmridge Court Greensboro, NC 27410
	Property Address:
	3908 Leinbach 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 52 as shown on the map of CEDARDALE, SECTION 2, as recorded in Plat Book 23, Page 8, in the Office of Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

A map showing the above described property is recorded in Plat Book 23, Page 8.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Frazier Glenn Investments LLC

By: [Signature] (SEAL)
Council F Glen IV, Member

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Council F Glen IV as Member of Frazier Glenn Investments LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 13 day of October, 2020.

[Signature]
Brian H. Elam, Notary Public

My Commission Expires: 10/3/2022

