



2021070316 00036

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$282.00

PRESENTED & RECORDED:
12-29-2021 09:13:03 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3665
PG: 2774-2775

DRAFTED BY: Thomas T. Crumpler, Esquire PROBATE AND FILING FEE \$ _____ PAID

Excise Tax \$ 282.00

(NO TITLE SEARCH PERFORMED OR REQUESTED)

Tax Block 6576, Lot 608, Parcel Identifier No.: 5896-10-9346.00
Property address: 390 Brookberry Farm Circle, Winston-Salem, NC 27106
Mail after recording to: Grantee
Mail future tax bills to: Grantee

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of December, 2021, by and between

GRANTOR

BROOKBERRY FARM, LLC
a North Carolina limited liability company

Address: PO Box 2736,
Winston-Salem, NC 27102

GRANTEE

J. Reader Construction, LLC,
a North Carolina limited liability company

Address: 390 Brookberry Farm Circle
Winston-Salem, NC 27106

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:

Being known and designated as **Lot 608**, as shown on the plat of **BROOKBERRY FARM**, Phase 8, as recorded in Plat Book 74, Pages 174, 175, and 176, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above described property is subject to the Declaration of Covenants, Conditions and Restrictions for Brookberry Farm Single Family Homes as recorded in Book 2610, Page 899 and Master Declaration of Covenants, Conditions and Restrictions for Brookberry Farm as recorded in Book 2610, Page 871, and as subsequently amended.

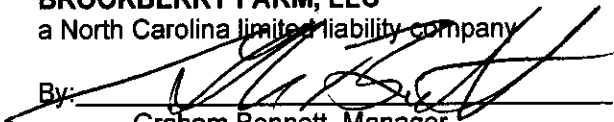
Original to: Brayden Smith

The property herein conveyed does not include the primary residence of the Grantor.

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: Easements, rights of way and restrictions of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

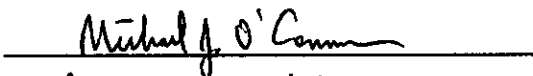
BROOKBERRY FARM, LLC
a North Carolina limited liability company

By: 
Graham Bennett, Manager

Forsyth County, North Carolina

I certify that the following person(s), either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Graham Bennett, Manager of Brookberry Farm, LLC, a North Carolina limited liability company

Date: 12/23/2021


Michael J. O'Connor (Printed name)
Notary Public

My Commission Expires: 12/5/2025

MICHAEL J. O'CONNOR
Notary Public-North Carolina
COUNTY OF GUILFORD
My Commission Expires: 12/5/2025