

**2014037382 00052**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$130.00**

PRESENTED &amp; RECORDED

10/14/2014 12:21:08 PM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: S. GRIFFITH

DPTY

**BK: RE 3200****PG: 3899 - 3901****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

Parcel Identifier Number: Tax ID: 6834-18-7089Mail/Box to: Grantee at 328 Gloria Ave., Winston-Salem, NC 27127This instrument was prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 18, Map of Vaughn Wright & Sheetz

THIS DEED made this October 14, 2014 by and between

**GRANTOR**

Mitchell C. Auten

Grantor Address:

212 W. Banner Avenue  
Winston Salem, NC, 27127**GRANTEE**

QAH Group LP I, Limited Partnership

Buyer Address:

328 Gloria Ave.  
Winston-Salem, NC 27127

Property Address:

3524 Yadkinville Road #231  
Winston-Salem, North Carolina 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot 18 on the map of Vaughn, Wright and Sheetz as recorded in Plat Book 1, Page 29, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description. Being the same property conveyed to Elbert H. Petree by deed recorded in Deed Book 504, Page 373 in the Office of the Register of Deeds, Forsyth County, North Carolina.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1440, Page 351.

A map showing the above described property is recorded in Plat .


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 ~~X~~ DOES ☐ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

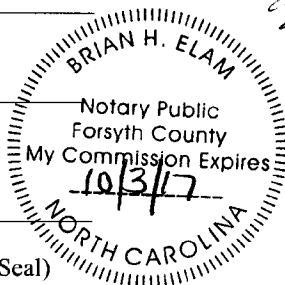
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_  
(Corporate Name)

 (SEAL)  
Mitchell C. Auten

By: \_\_\_\_\_ (SEAL)

ATTEST:

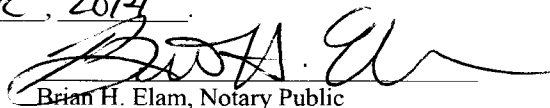


\_\_\_\_\_  
Secretary (Corporate Seal) \_\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Mitchell C. Auten 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 14<sup>th</sup> day of OCTOBER, 2014.

My Commission Expires: 10/3/2017

  
Brian H. Elam, Notary Public

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that \_\_\_\_\_, attorney in fact for \_\_\_\_\_, personally appeared before me this date, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of \_\_\_\_\_, and that his authority to execute and acknowledge said instrument is contained in and instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Person County, North Carolina on the \_\_\_\_ day of \_\_\_\_\_, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said \_\_\_\_\_ acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said \_\_\_\_\_. Witness my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**Legal Description of Property**

Tax Parcel ID No. 6834-18-7089  
Parcel ID No.

Property Address: 328 Gloria Ave.  
Winston-Salem, North Carolina 27127

BEING KNOWN AND DESIGNATED as Lot 18 on the map of Vaughn, Wright and Sheetz as recorded in Plat Book 1, Page 29, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description. Being the same property conveyed to Elbert H. Petree by deed recorded in Deed Book 504, Page 373 in the Office of the Register of Deeds, Forsyth County, North Carolina.