

**2015026040 00214**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$394.00

PRESENTED & RECORDED:
 07-13-2015 03:58:50 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS

BY: S. GRIFFITH
 DPTY

BK: RE 3240**PG: 2235-2236**

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$394.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6834-18-7089.00

Mail after recording to: Box 24; Grantees Mailing Address: 61-01 Middlemont Avenue
 Asheville, NC 28806

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 13 day of JULY, 2015 by and between

GRANTOR

QAH GROUP LP I, LIMITED PARTNERSHIP
 1959 NORTH PEACE HAVEN RD., #231
 WINSTON SALEM, NC 27106

GRANTEE

SPACES, LLC
 328 GLORIA AVE.

WINSTON SALEM, NC 27127

Mailing Address: 61-01 Middlemont Ave, Asheville, NC
 28806

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 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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3200, Page 3899, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 29, and referenced within this instrument.

The above described property ☐ does ☒ 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:

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 officer(s), the day and year first above written.

QAH GROUP, LLC & QAH Group LP I
(ENTITY NAME)

JARED ROGERS, PARTNER

(SEAL)

By: JARED ROGERS, MEMBER & General Partner

(SEAL)

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: JARED ROGERS AND KATHY ROGERS _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____

STATE OF NC COUNTY OF Forsyth

I, Clinton Calaway, A NOTARY PUBLIC FOR THE COUNTY OF Forsyth,
STATE OF NC DO HEREBY CERTIFY THAT JARED ROGERS, MEMBER FOR QAH GROUP, LLC
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE
FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 13 DAY OF JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/18

And
General Partner of
QAH Group LP I
Limited Partnership

