2021010240 00006

FORSYTH CO. NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$210.00 PRESENTED & RECORDED 03/02/2021 08:06:17 AM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA M THOMPSON **DPTY**

BK: RE 3590 PG: 2964 - 2966

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$210.00	Primary Residence: No				
By:	1.000 & 6834-86-9858.000 Verified byCounty on theday of20 corney at Law, a licensed North Carolina attorney. Delinquent taxes, if any, to tor upon disbursement of closing proceeds.				
THIS DEED made this 25th day of Febr	ruary_, 2021, by and between				
GRANTOR	GRANTEE				
GABRIEL JOHNSON AND SPOUSE, CHLOE ELISE PURPERO JOHNSO 1764 HARRISON AVENUE CHARLESTON, SC 29407	V. LEIGH PROPERTIES, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 2806 REYNOLDA ROAD #172 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 the County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3555, Page 718.

NC Bar Association Form No.3 @ 1976, Revised @ 1977, 2002 Printed by Agreement with the NC Bar Association - 1981

Excise Tax: \$210.00

James Williams & Co., Inc. www.JamesWilliams.com 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, other than the following exceptions:

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

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	GABRI	EL JOHNSO	N .	MY 6
	Chh	Elice Fran	Sh	COMMISSION EXPIRES 9/4/2029
	CHLOE	ELISE PUR	PERO JOHNSON	CAROLINATION CAROLINATION
State of SOUTH	CAPOLINA County	y of <i>BERF</i>	ELEY	
seen satisfactory principals' photog	evidence of the principal'	's identity, ber's license, a	y a current state or cknowledging to me	Public, certify that <u>GABRIEL</u> before me this day, and I have federal identification with the that they voluntarily signed the
Witness m	y hand and Notarial stamp	or seal this _	day of February, 2	2021.
		H	huy	
			344-14-14-14-14-14-14-14-14-14-14-14-14-1	, Notary Public
My Commission		V. Taylor ′ PUBLIC uth Carolina Expires 9/4/2029)	
The foregoing Certifi				is/are certified
to be correct. This inspage hereof.	strument and this certificate are d	luly registered a	t the date and time and in	the Book and Page shown on the first
E-01	Register of Deeds for		County	
By:	Deputy/Assistant	- Register of D	eeds	
	form No.3 © 1976, Revised © 19 with the NC Bar Association –			James Williams & Co., Inc.

EXHIBIT A

TRACT ONE:

BEING KNOWN AND DESIGNATED as Lots 31 & 32, Block D, as shown on the map of E.B. Cassell Property, as recorded in Plat Book 3, Page 84-A, Office of the Register of Deeds of Forsyth County, to which map further reference is made for a more particular description.

TRACT TWO:

BEING KNOWN AND DESIGNATED as Lots 35 & 36, Block D, as shown on the map of E.B. Cassell Property, as recorded in Plat Book 3, Page 84-A, Office of the Register of Deeds of Forsyth County, to which map further reference is made for a more particular description.

TRACT THREE:

BEING KNOWN AND DESIGNATED as Lots 58 & 59, as shown on the map of the A. E Holton Homeplace as recorded in Plat Book 2, Page 9-A, Office of the Register of Deeds of Forsyth County, to which map further reference is made for a more particular description.