

2021030543 00088
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1038.00
 PRESENTED & RECORDED
 06/09/2021 09:41:59 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY
BK: RE 3616
PG: 1450 - 1451

Excise Tax \$1,038.00	Recording Time, Book and Page
WBS ELEMENT: 34409.2.28	ROUTE: Western Forsyth Beltway
COUNTY: Forsyth	TIP/PARCEL NUMBER: R-2247EC 009B
TAX PARCEL: 5894-81-5300	

Mail after recording to Janet Harris, Senior R/W Agent, NCDOT
 1605 Westbrook Plaza Dr. Suite 201
 Winston Salem, NC 27103

This instrument was prepared by Janet Harris

The hereinafter described property does not include the primary residence of the Grantor

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7 day of May, 2021 by and between

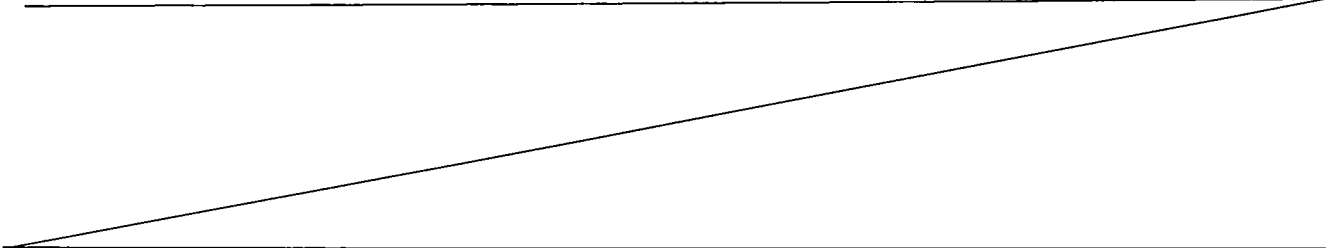
GRANTOR	GRANTEE
N & G Properties, Inc. 9800 Concord Church Road Lewisville, NC 27023	DEPARTMENT OF TRANSPORTATION, an agency of the State of North Carolina 1546 Mail Service Center Raleigh, NC 27611

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 in the amount of \$ 518,750.00 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 City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 5, as shown on the plat of MCGREGOR PARK, as recorded in Plat Book 32, page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.



COUNTY: Forsyth WBS ELEMENT: 34409.2.28 TIP/PARCEL NO.: R-2247EC 009B

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2629
Page 4239 , Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 32 page 196 .

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.

This deed is subject to the following provisions only: It is understood and agreed that the total consideration set forth above shall be made payable to Craige Jenkins Lipfert & Walker LLP and after satisfaction of all taxes, liens, encumbrances on this parcel, the remaining balance shall be disbursed in accordance with the Grantors' directions, and the Grantors shall have no claim against the Department as a result thereof.

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: Restrictive covenants and easements of record, government regulations, and the lien of property taxes for the current year.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (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.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

N & G Properties, Inc., a North Carolina Corporation

BY: Nancy C. Cranfill
Nancy C. Cranfill, President

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: Jarvis R. Harris

(Official Seal) ANDREA M. GREENE Notary Public - North Carolina Forsyth County My Commission Expires <u>12.10.23</u>	North Carolina, <u>Forsyth</u> County
	I, <u>Andrea M. Greene</u> , a Notary Public for <u>Forsyth</u> County, North Carolina, do hereby certify that <u>Nancy C. Cranfill, President</u> personally came before me this day and acknowledged that he/she is president of <u>N & G Properties, Inc.</u> , a corporation, and that he/she, as president, being authorized to do so, executed the foregoing on behalf of the corporation.
	Witness my hand and official seal this the <u>7</u> day of <u>May</u> , 2021. <u>Andrea M. Greene</u> Notary Public My commission expires: <u>12.10.23</u>