

2022000388 00098

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00
 PRESENTED & RECORDED
 01/04/2022 11:08:22 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3667**PG: 1475 - 1478****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$200.00

Parcel Identifier No. 6813-72-3101.00

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street -- Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lts 33 & 34 O.G. Reavis Prop PB 8 PG 163

THIS DEED made the 22nd day of December, 2021, by and between

GRANTOR	GRANTEE
Equity Trust Company Custodian FBO Z097756 IRA Grantor Address: 2668 South Stratford Road Winston-Salem, NC 27103	TKG Investments Remodeling & Sales, LLC, a North Carolina Limited Liability Company Property Address: 2204 Winsted Street Winston-Salem, NC 27127

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3236, Page 4311, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

Submitted electronically by "Atlas Law"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Equity Trust Company Custodian FBO Z097756 IRA

By: Matthew Collier (SEAL)
Matthew Collier, Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

I, LAURA G DEITZ, Notary Public, do hereby certify that Matthew Collier, Corporate Alternate Signer of Equity Trust Company Custodian FBO Z097756 IRA personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22nd day of December, 2021.

Laura G Deitz
Official Signature of Notary
Printed or typed name of Notary LAURA G DEITZ



Laura G Deitz
Notary Public - State of Ohio
2020-RE-809865
My Commission Expires
01/14/2025

My Commission Expires: JAN 14 2025

Exhibit "A"

**Property of TKG Investments Remodeling & Sales, LLC,
a North Carolina Limited Liability Company
2204 Winsted Street**

Being known and designated as Lot Nos. 33 and 34 as shown on the map of O. G. Reavis Property, as recorded in Plat Book 8, Page 163, 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.

The above-described property is the same as that property described in Deed Book 3236, Page 4311, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6813-72-3101 on the Forsyth County Tax Maps.