

2022053329 00136

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED
 12/01/2022 01:58:02 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3730
PG: 3929 - 3931

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 330

Parcel Identifier No.: 6823439779000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: 5904 Harvester Drive, Greensboro, NC 27406

This instrument was prepared by: Jason Goins, Attorney-at-Law

Brief description for the Index: Lot 55 Sage Meadows, Phase 1, Section 1

THIS DEED made this 31 day of December, 2022, by and between

GRANTOR	GRANTEE
JOSHUA PENNINGTON Administrator of the Estate of Keith R. Stamper(See Forsyth County Estate file 21E2773)	ELITE ACTION PROPERTIES LLP Property Address: 2310 Waverly Crossing Road Winston-Salem, NC 27127

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 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 herein by reference.

The property herein above described was acquired by Grantor by instrument recorded in Book 2776, Page 295.

A map showing the above described property is recorded in Plat Book 50, Page 40-41.

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:

Any easements, restrictions or rights of way of record.
2022 ad valorem taxes.

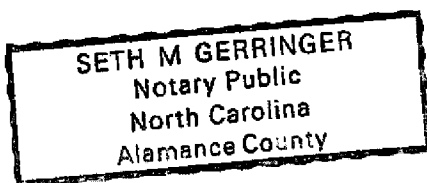
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

 Administrator (SEAL)
 Joshua Pennington, Administrator

STATE OF NC COUNTY OF Gilbert

I, the undersigned, a Notary Public of the state of NC and county of Alamance, certify that **Joshua Pennington Administrator of The Estate of Keith R. Stamper** and personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 1 day of December, 2022.

[NOTARY SEAL]



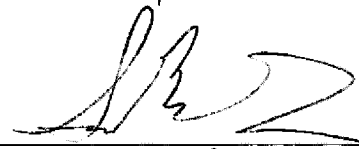

 Print Name: Seth M. Geringer
 My Commission Expires: 7-7-24

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 55 of Sage Meadows, Phase I, Section I, a map of which is recorded in Plat Book 50, Pages 40 and 41 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Property Address: 2310 Waverly Crossing Rd., Winston Salem NC 27127

Parcel number: 6823439779000