

2021041277 00107

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$280.00

PRESENTED & RECORDED

08/02/2021 11:17:28 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3629

PG: 4159 - 4160

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$280.00

Brief ID: METES AND BOUNDS.

Parcel ID No. 6844-61-1981.00

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, The Sperry Law Firm, P.C..

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 28th day of July, 2021 by and between

GRANTOR

**Y2 Enterprises, LLC, a North
Carolina Limited Liability Company**

237 Strawberry Lane, Salisbury, NC 28147

GRANTEE

AJ & W Holdings, LLC, a North Carolina Limited Liability Company

Property Address : 2813 White Meadow Lane Southeast, Winston-Salem, NC 27107

Mailing Address : 2813 White Meadow Lane Southeast, Winston-Salem, NC 27107

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 located in **Forsyth County**, North Carolina and more particularly described as follows:

General Warranty Deed
2813 White Meadow Lane Southeast, Winston-Salem, NC 27107
Page 1 of 2

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

Beginning at an iron stake in the Northeastern right of way line of White Meadow Lane, said beginning point being located N 40° 34' 48" W 95' from the Westernmost corner of property now or formerly owned by Gelaine B. Valentine recorded in Book 1326 at Page 562 in the Forsyth County Registry; thence running with said right of way line N 40° 34' 48" W 90' to a point; thence running N 51° 44' 29" E 158.85' to a manhole; thence S 36° 17' 16" E 89.98' to a point; thence running S 51° 44' 29" W 152.11' to the point and place of Beginning and being known as Lot # 2 on a map entitled property of Robert L. York, Sr., and wife, Shirley A. York, and Robert L. York, Jr. dated February 29, 1984 revised July 3, 1984.

This conveyance is made subject to restrictions, easements and right of ways of record.

Parcel ID # No. 6844-61-1981.00

Being all or a portion of that property described in that deed recorded in Book 3116 at Page 3194, Forsyth County Public Registry.

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.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

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.

Y2 Enterprises, LLC, a North Carolina Limited Liability Company

By: Robert York (SEAL)
Robert York, Member

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Belinda See a Notary Public certify that Robert York personally came before me this day and acknowledged that he/she is Member of Y2 Enterprises, LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 28th day of July, 20 21

Belinda See
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 11/15/25

