2015002627 00107 FORSYTH CO. NC FEE \$26.00

FORSYTH CO. NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$110.00 PRESENTED & RECORDED 01/26/2015 01:02:15 PM C. NORMAN HOLLEMAN REGISTER OF DEEDS BY: OLIVIA DOYLE ASST BK: RE 3214

PG: 1209 - 1211

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$110.00

Parcel Identifier Number: Tax ID or Block & Lot: 5887-26-2281

Mail/Box to: <u>Grantee at 3524 Yadkinville Road # 231, Winston-Salem, NC 27106</u> This instrument was prepared by: <u>The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104</u> Brief description for the Index: <u>Lot 5, Map of River Ridge Run</u>

THIS DEED made this January 26, 2015 by and between

GRANTOR

Howard Stephen Welborn UNMANTIE Q

Grantor Address: 2711 RivER Ridge Rd Winston-Salem NC 27106 GRANTEE

QAH Group LLC

Buyer Address:

3524 Yadkinville Road # 231 Winston-Salem, NC 27106

Property Address: 2711 River Ridge Road Pfafftown, North Carolina 27040

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 or near the City of Pfafftown, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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

Book 3214 Page 1210

The property hereinabove described was acquired by Grantor by instrument recorded in .

A map showing the above described property is recorded in Plat Book 28, Page 125.

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:

_____ / ____ THIS PROPERTY - DOES - DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has eaused 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.

	Howard Stephen Welliam (SEAL)
(Corporate Name)	Howard Stephen Welborn
Ву:	(SEAL)
ATTEST:	
ATTEST:	(SEAL)
Secretary (Corporate Seal)	olres
- PIH CAROL	
STATE OF NORTH CAROLINA, COUNTY OF Forsyth	$\mathbf{}$
I, the undersigned Notary Public of the aforesaid State and English	24 County, do hereby certify that Howard Stephen
Welborn personally appeared before me this date and acknowledged therein expressed. Witness my hand and notarial seal this the Z_0 da	100 security of the foregoing instrument for the purposes
My Commission Expires: $(0/3/17)$	DA CC
Brian H. Elam, Notary Public	

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

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I, the undersigned Notary Public of the aforesaid State and _____ County, do hereby certify that

My Commission Expires:

Notary Public

EXHIBIT A

LEGAL DESCRIPTION FOR QAH GROUP LLC

PROPERTY ADDRESS: 2711 RIVER RIDGE ROAD PFAFFTOWN, NC 27040

TAX ID: 5887-26-2281 PIN #:

Lying and being in or near the City of Pfafftown, Forsyth County, North Carolina containing n/a acres, more or less, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 5 as shown on the Map of RIVER RIDGE RUN, as recorded in Plat Book 28, Page 125, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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