

2015017338 00093FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$98.00**

PRESENTED & RECORDED

05/15/2015 11:06:12 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3230**PG: 3751 - 3752****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$98.00

Parcel Identifier Number: Tax ID or Block & Lot: 6804-32-9821Mail/Box to: Grantee at 3524 Yadkinville Road #231, Winston-Salem, NC 27106This instrument was prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 59, Section 2, Phase , Map of Salem Meadows

THIS DEED made this May 15, 2015 by and between

GRANTOR

Nina B. Martin
and spouse,
Bennett Mattoon Barksdale

Grantor Address:

GRANTEE

QAH Group, LLC

Buyer Address:

1959 N. Peace Haven Road #231
Winston-Salem, NC 27106-4850Property Address:
104 Shenandoah Drive
Winston-Salem,, North Carolina 27103

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 Winston-Salem,, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 59 as shown on map of Salem Meadows, Section 2, recorded in Plat Book 25, Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

A map showing the above described property is recorded in Plat Book 25, Page 88.

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 ~~NOT~~ INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

ATTEST:

Secretary (Corporate Seal)

Nina B. Martin
Nina B. Martin

(SEAL)

Bennett Mattoon Barksdale
Bennett Mattoon Barksdale

(SEAL)

(SEAL)

(SEAL)

STATE OF NC, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Nina B. Martin and spouse, Bennett Mattoon Barksdale personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 14 day of May, 2015.

My Commission Expires: 9-19-2019

[Signature]
Notary Public

RICKY F FRONEBERGER
Notary Public
Forsyth County
State of North Carolina
My Commission Expires 9-19-2019

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that _____, attorney in fact for _____, personally appeared before me this date, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of _____, and that his authority to execute and acknowledge said instrument is contained in and instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Person County, North Carolina on the _____ day of _____, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said _____ acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said _____. Witness my hand and notarial seal, this _____ day of _____.

My Commission Expires: _____

Notary Public