

2015040300 00100

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/21/2015 12:41:39 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS
 ASST

BK: RE 3256**PG: 32 - 34**

MAIL AFTER RECORDING TO: Grantee @ 1959 N. Peacehaven Road #231, Winston-Salem, NC 27106
 THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH, Attorney at Law

Stamps: \$NTC

15-01-518

NORTH CAROLINA)

)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 20th day of October, 2015, by and between QAH Group LLC, a North Carolina Limited Liability Company, whose mailing address is 1959 N. Peacehaven Road #231, Winston-Salem, NC 27106, GRANTOR; and We Buy Houses Forsyth, Inc., whose mailing address is 1959 N. Peacehaven Road #231, Winston-Salem, NC 27106, GRANTEE.

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:

BEGINNING at an iron stake in the Southern right-of-way of Solon Street and is the old Eastern right-of-way line of U.S. Highway #311; thence running with the Southern right-of-way line of Solon Street, South 87° 30' East 126 feet to an iron stake, the Northwest corner of Lot No. 6 on the map hereinafter described; thence running with the Eastern line of Lot No. 6, South 03° 0' West 150 feet to an iron stake; thence running North 74° 30' West 221 feet to an iron stake in the old Eastern right-of-way line of U.S. Highway #311; thence with said right-of-way line North 45° 0' East 135 feet to an iron stake, the point and place of BEGINNING. And being a part of Lots Nos. 6, 7, 8, 9 & 10 as shown on the Map of Cornelius Hester, Block "F", as recorded in Plat Book 4, Page 70, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Submitted electronically by "Mark E. Randolph, Attorney At Law"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

This conveyance is made subject to the exception of a 26 by 135 foot strip of land on the western part of subject property which is included in the new right-of-way line of U.S. Highway #311.

The property conveyed herein ____ does X 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. Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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 by authority of its Board of Directors, or if partnership, limited liability partnership, has caused this instrument to be signed by duly authorized partner or manager, the day and year first above written.

QAH Group, LLC,
a North Carolina Limited Liability Company

By: 

Name: JARED LOGANS

Title: Member / Manager

NORTH CAROLINA)

FORSYTH COUNTY)

I, Daphni W. McDaniel, a Notary Public for DAVIE County, North Carolina, do hereby certify Jared Rogers, Member/Manager of QAH Group, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 20th day of October, 2015.

Date: October 20th, 2015

Daphni W. McDaniel
Notary Public: Daphni W. McDaniel
(Printed Name)

My commission expires: 4/30/2016

(OFFICIAL SEAL)

