

2019018767 00046

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$250.00

PRESENTED & RECORDED

05/21/2019 10:25:34 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3461**PG: 1232 - 1234****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

\$250.00Parcel Identifier No. 6844-62-7551.000 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Road, Suite 104, Raleigh, NC 27615This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Road, Suite 104, Raleigh, NC 27615Brief description for the Index: LOT 8, Green Oaks Apts,THIS DEED made this 21st day of May, 2019, by and between**GRANTOR**V & KY Properties, LLC
1505 N. Grove Street
Wilson, NC 27893**GRANTEE**Grand Advance Import Export & Marketing
Agencies, Ltd
2402 Markwood Lane
Winston Salem, NC 27107

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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, parcel of land or condominium unit situated in the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3248 page 1631.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 30 page 51.

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, other than the following exceptions:

Restrictive covenants recorded in Book 1464, Page 4, and Book 1752, Page 421, and Book 1870, Page 377, and Book 1888, Page 30143, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

V & KY Properties, LLC (Entity Name) (SEAL)
 By: [Signature] Print/Type Name: _____
 Print/Type Name & Title: Vanna Ky, Manager (SEAL)
 By: _____ Print/Type Name: _____
 Print/Type Name & Title: _____ (SEAL)
 By: _____ Print/Type Name: _____
 Print/Type Name & Title: _____ (SEAL)

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____
 Notary's Printed or Typed Name

State of North Carolina - County or City of Wilson
 I, the undersigned Notary Public of the County or City of Wilson and State aforesaid, certify that Vanna Ky personally came before me this day and acknowledged that he is the Manager of V & KY Properties, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 15th day of May, 2019.

My Commission Expires: 11/1/2019 Brittany S Lucas Notary Public
 (Affix Seal) Brittany S Lucas
 Notary's Printed or Typed Name

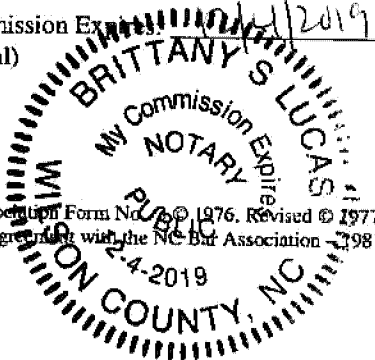


EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT NUMBER EIGHT (8) AS SHOWN ON THE MAP OF GREEN OAKS APARTMENTS, SECTION FOUR, AS RECORDED IN PLAT BOOK 30, PAGE 51(2) (REVISED) AND PLAT BOOK 30, PAGE 33(2) (ORIGINAL), IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH A PERMANENT NON-EXCLUSIVE RIGHT OF WAY OR EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 25 FEET IN WIDTH DESIGNATED AS 25 FOOT ACCESS AND UTILITY EASEMENT (MARKWOOD LANE) ON PLAT OF GREEN OAKS APARTMENTS, SECTION 4, RECORDED IN PLAT BOOK 30, PAGE 51(2), FORSYTH COUNTY REGISTRY, THE EASTERN LINE OF SAID 25 FOOT EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE NORTHEAST CORNER OF LOT 8 AS SHOWN ON PLAT OF GREEN OAKS APARTMENTS, SECTION FOUR, RECORDED IN PLAT BOOK 30, PAGE 51(2), FORSYTH COUNTY REGISTRY, AND RUNNING THENCE FROM SAID BEGINNING POINT ALONG THE EASTERN LINE OF LOT NUMBER 9 THE TWO FOLLOWING COURSES AND DISTANCES: NORTH 00 DEG. 13 MIN. 18 SEC. EAST 65.49 FEET AND NORTH 30 DEG. 52 MIN. 42 SEC. WEST 66.55 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF GREEN OAKS DRIVE.

SUBJECT TO 25 FOOT ACCESS AND UTILITY EASEMENT (PRIVATE) AS SHOWN ON PLAT OF GREEN OAKS APARTMENTS, SECTION FOUR, AS RECORDED IN PLAT BOOK 30, PAGE 51(2), FORSYTH COUNTY REGISTRY.

TOGETHER WITH AND SUBJECT TO MAINTENANCE AGREEMENT RECORDED IN BOOK 1527, PAGE 998, FORSYTH COUNTY REGISTRY.