

2021025995 00203

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED
 05/17/2021 04:04:35 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3610**PG: 1466 - 1469****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

Parcel Identifier Number: 6833-14-9699 Tax ID or Block & Lot: LOT 011B BLOCK 2055Mail/Box to: Grantee at 1102 Reynolda Road, Winston-Salem, NC 27104This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 8 - 13 & 30 - 33, Block 5, of Avondale #1

THIS DEED made this May 14, 2021 by and between

GRANTOR	GRANTEE
Beverly Martin, divorced and Carolyn Barnette and spouse, Kevin Barnette	QAH Group, LLC, a NC LLC
Grantor Address:	Buyer Address:
7094 Whitby Avenue Clemmons, NC 27012	1102 Reynolda Road Winston-Salem, NC 27104
	Property Address:
	4122 S. Main Street Winston-Salem, NC 27127

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:

Tract 1: Being known and designated as Lots No. 10, 11, 12, 13, 30 and 31, Block 5, Avondale #1, as shown on the Map of Avondale #1, said Map being recorded in Plat Book 4 at Page 181, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

For back reference see Deed Book 1018 at Page 776 of the Forsyth County Registry.

Tract 2: Being Lots Nos. 8-9 in Block 5 as shown and designated on the Map of Avondale #1, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 4, Page 181.

For back reference see Deed Book 282 at Page 204 of the Forsyth County Registry.

Tract 3: Being Lots #32 and #33 in Block 5, as shown on the Map of Avondale, which is registered in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 4, Page 181.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2160, Page 1412.

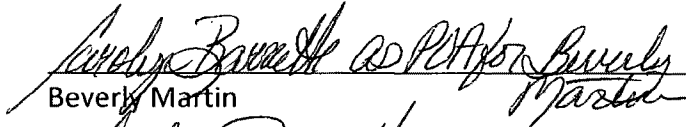
A map showing the above described property is recorded in Plat Book 4, Page 181.

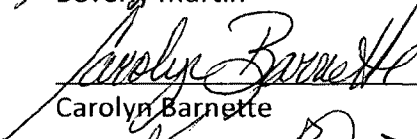
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

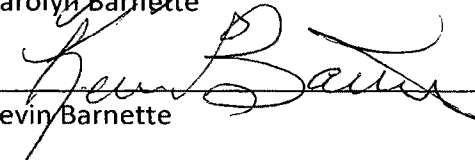
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2020 Ad Valorem taxes are paid in the amount of \$853.39

____ / ____ 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 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.

 (SEAL)
Beverly Martin

 (SEAL)
Carolyn Barnette

x  (SEAL)
Kevin Barnette

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and _____ County, do hereby certify that Beverly Martin , divorced 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 _____ day of _____, _____.

My Commission Expires: _____

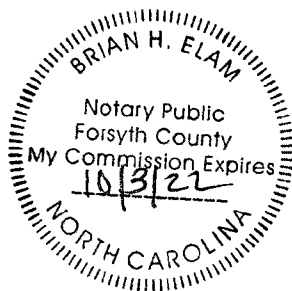
Brian H. Elam, Notary Public

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Carolyn Barnette and spouse, Kevin Barnette 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, 2021.

My Commission Expires: 10/3/22

Brian H. Elam, Notary Public



STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, BRIAN H ELAM, a Notary Public for said County and State, do hereby certify that CAROLYN REID BARNETTE, Attorney-in-Fact for BEVERLY REID MARTIN, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for himself/herself and on behalf of BEVERLY REID MARTIN, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, in the County of FORSYTH, State of North Carolina, on the ~~14~~ day of MAY, 2021, in Book 3610, Page 1181, FORSYTH County Registry and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; that the said CAROLYN REID BARNETTE acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for herself and on behalf of the said BEVERLY REID MARTIN.

WITNESS my hand and official seal, this the 14 day of MAY, 2021.

(OFFICIAL SEAL)


NOTARY PUBLIC

My Commission expires: 10/3/22

