

2022013950 00153

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$280.00
 PRESENTED & RECORDED
 03/23/2022 03:19:33 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK, DPTY
 BK: RE 3683 PG: 3383 - 3385

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00

Parcel Identifier Number: 5884-35-2348 Tax ID or Block & Lot: BLOCK 4427, LOT 023J

Mail/Box to: Grantee at 1102 Reynolda Road, Winston-Salem, NC 27104

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot metes & bounds, Block , Section , Phase , Map of

THIS DEED made this March 23, 2022 by and between

GRANTOR		GRANTEE
Betty Lou Ebert Warner Estate BY: Phillip Eugene Warner, Executor		QAH Group, LLC, a NC LLC
Grantor Address: 5800 Kinney Road #40 Lewisville, NC 27023		Buyer Address: 1102 Reynolda Road Winston-Salem, NC 27104
		Property Address: 1812 Tucker Drive Road Clemmons, NC 27102

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 Clemmons, Forsyth County, North Carolina and more particularly described as follows:

Beginning at a point, said point being located the following METES AND BOUNDS: From W. E. Southern's Northeast corner as it intersects with the West right of way line of Tucker Road, North 89 degrees 49' West 400.0 Feet and North 89 degrees 42' West 428.75 feet (Robert Warner's Northwest corner) and North 2 degrees 18' East 244.45 feet to the point and place of BEGINNING; thence proceeding from said beginning point, North 3 degrees 16' East 35.0 feet to a point, J. E. Brewer's Southeast corner; thence proceeding along J. E. Brewer's East line, North 3 degrees 16' East 90.0 Feet to a point; thence proceeding North 74 degrees 16' East 570.9 feet to point in the West right of way line of Tucker Road; thence proceeding with the West right of way line of Tucker Road, South 45 degrees 36' East 154.38 Feet to a point; thence proceeding South 75 degrees 33' West 688.08 feet to the point and place of BEGINNING. Containing 1 .85 acres more or less, all according too map drawn by Joseph Parks Bennett, Jr. and dated October 11, 1972.

SEE ALSO THE LEGAL DESCRIPTION FROM THE QUITCLAIM DEED RECORDED AT BOOK 1129, PAGE 809 is to convey all right title and interest to the above described property as a result of an error being made in the description contained in Deed Book 1039, Page 191, wherein the Western line of the Pegram's was stated to be 29.45 feet long, when in fact said line is only 244.45 feet in length.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1129, Page 0809; Book 1039, Page 0187.

A map showing the above described property is recorded in Plat .

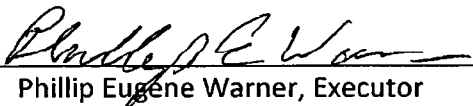
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: 2021 Ad Valorem taxes are paid in the amount of \$711.05

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

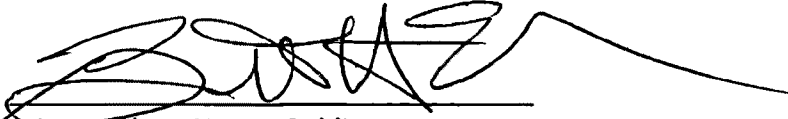
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Betty Lou Ebert Warner Estate

By:  (SEAL)
Phillip Eugene Warner, Executor

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Phillip Eugene Warner as Executor of Betty Lou Ebert Warner Estate 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 22 day of March, 2022



Brian H. Elam, Notary Public

My Commission Expires: 10/3/22

