

2022017628 00106

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED
 04/13/2022 12:46:33 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3688
PG: 1219 - 1221

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

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

Mail/Box to: Grantee at 2554 Lewisville Clemmons Drive, Suite 306 - Box 22, Clemmons, NC 27102

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

Brief description for the Index: metes & bounds of Hodgins Estate

THIS DEED made this April 7, 2022 by and between

GRANTOR		GRANTEE
QAH Group, LLC, a NC LLC		Emmanuel Reyes-Cruz and spouse, Kristin Elizabeth Reyes
Grantor Address:		Buyer Address:
1102 Reynolda Road Winston-Salem, NC 27104		2554 Lewisville Clemmons Drive, Suite 306 - Box 22 Clemmons, NC 27102
		Property Address: 1812 Tucker 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:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 to 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.

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.

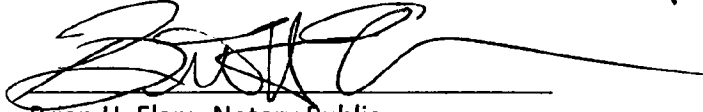
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

QAH Group, LLC, a NC LLC

By:  (SEAL)
Jared J. Rogers, Managing Member

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Jared J Rogers as Managing Member of QAH Group, LLC, a NC LLC 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 13 day of April, 2022.



Brian H. Elam, Notary Public

My Commission Expires: 10/3/22

