

2022039025 00082

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
 08/22/2022 11:23:09 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3713

PG: 3213 - 3214

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier Number: LOT 016 BLOCK 0827 Tax ID or Block & Lot: 6845-47-1472

Mail/Box to: Grantee at 418 Barbara Jane Avenue, Winston-Salem, NC 27101

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

Brief description for the Index: Lot 16 & 17 of Doghill Property

THIS DEED made this August 19, 2022 by and between

GRANTOR		GRANTEE
939 N. Stratford, Ltd. Partnership, a NC Ltd. Part.		Sierra Harry
Grantor Address:		Buyer Address:
3524 Yadkinville Road #231 Winston-Salem, NC 27106		418 Barbara Jane Avenue Winston-Salem, NC 27101
		Property Address:
		418 Barbara Jane Avenue Winston-Salem, NC 27101

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:

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lot Nos. 16 and 17 on the map of Doghill Property. Said map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 4, Page 169.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3197, Page 2235.

A map showing the above described property is recorded in Plat Book 4, Page 169.

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:

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.

939 N. Stratford, Ltd. Partnership, a NC Ltd. Part.

By: [Signature] (SEAL)

QAH Group, LLC, General Partner

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Jared M Rogers as Man/Mem. of QAH Group, LLC as General Partner of 939 N. Stratford, Ltd. Partnership, a NC Ltd. Part. 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 19 day of August, 2022.

[Signature]
Notary Public

My Commission Expires: 10/3/22

