

2024005571 00063

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$423.00

PRESENTED & RECORDED

02/23/2024 12:11:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3794

PG: 688 - 690

GENERAL WARRANTY DEEDExcise Tax: \$423.00

Tax Parcel ID No. 6827-25-1300.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED, made this the 14 day of February, 2024, by and between

GRANTOR:X-Spence, LLC, a North Carolina limited liability companywhose mailing address is 141 Montauk Court, Clemmons, NC 27015(herein referred to collectively as **Grantor**) and**GRANTEE:** Seyed-Hassan Mousaviwhose mailing address is 1105 Academic Drive, Winston-Salem, NC 27106(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3296, Page 625-627, and being reflected on plat(s) recorded in Map/Plat Book 45, page/slide 20.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Martin & Van Hoy, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

X-Spence, LLC

By: [Signature] (SEAL)
Print/Type Name & Title: Richard C F Spencer, Managing Member

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

X-Spence, LLC, Member/Manager of X-Spence, LLC

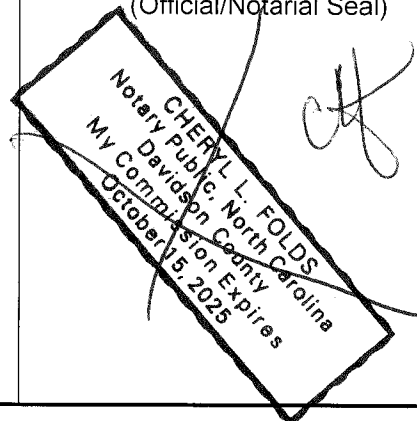
Richard C. F. Spencer, Managing Member [insert name(s) of principal(s)].

Date: 2-14-2024

[Signature]
Cheryl L Folds Notary Public

My Commission Expires:
10-15-2025

(Official/Notarial Seal)



State of North Carolina
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

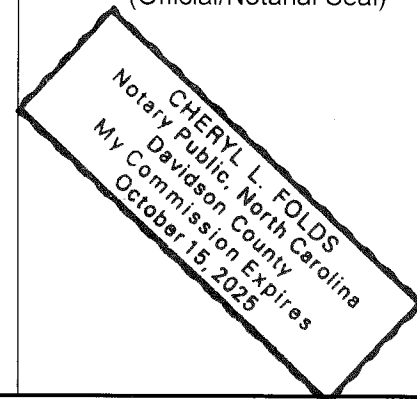
Richard C. F. Spencer, Managing Member of X-Spence, LLC [insert name(s) of principal(s)].

Date: 2-14-2024

[Signature]
Cheryl L Folds Notary Public

My Commission Expires:
10-15-2025

(Official/Notarial Seal)



“Exhibit A”

BEING known and designated as Lot 4, as shown on the Map of DEACON RIDGE TOWNHOMES, PHASE 3, MAP 2, as recorded in Plat Book 45, page 20, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.