

2015002627 00107FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$110.00**

PRESENTED & RECORDED

01/26/2015 01:02:15 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3214**PG: 1209 - 1211****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$110.00

Parcel Identifier Number: Tax ID or Block & Lot: 5887-26-2281Mail/Box to: Grantee at 3524 Yadkinville Road # 231, Winston-Salem, NC 27106This instrument was prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 5, Map of River Ridge Run

THIS DEED made this January 26, 2015 by and between

GRANTORHoward Stephen Welborn
Unmarried

Grantor Address:

*2711 River Ridge Rd
Winston-Salem NC 27106***GRANTEE**

QAH Group LLC

Buyer Address:

3524 Yadkinville Road # 231
Winston-Salem, NC 27106

Property Address:

2711 River Ridge Road
Pfafftown, North Carolina 27040

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

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in .

A map showing the above described property is recorded in Plat Book 28, Page 125.

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 ☐ 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.

(Corporate Name)

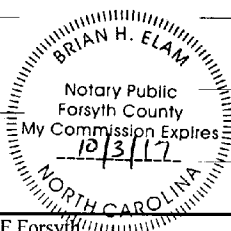
Howard Stephen Welborn (SEAL)
Howard Stephen Welborn

By: _____ (SEAL)

ATTEST:

(SEAL)

Secretary (Corporate Seal) (SEAL)



STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Howard Stephen Welborn 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 26 day of January, 2015.

My Commission Expires: 10/3/17

Brian H. Elam
Brian H. Elam, Notary Public

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and _____ County, do hereby certify that _____, attorney in fact for _____, personally appeared before me this date, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of _____, and that his authority to execute and acknowledge said instrument is contained in and instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Person County, North Carolina on the _____ day of _____, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said _____ acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said _____. Witness my hand and notarial seal, this _____ day of _____, _____.

My Commission Expires: _____

Notary Public

EXHIBIT A

LEGAL DESCRIPTION FOR QAH GROUP LLC

PROPERTY ADDRESS: 2711 RIVER RIDGE ROAD
PFAFFTOWN, NC 27040

TAX ID: 5887-26-2281
PIN #:

Lying and being in or near the City of Pfafftown, Forsyth County, North Carolina containing n/a acres, more or less, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 5 as shown on the Map of RIVER RIDGE RUN, as recorded in Plat Book 28, Page 125, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.
