

**2015010180 00123**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 03/27/2015 01:23:51 PM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: TIMOTHY R WILLIAMS  
 ASST

**BK: RE 3222****PG: 3774 - 3776****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$NTC

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

## GRANTOR

QAH Group, LLC

Grantor Address:

3524 Yadkinville Road # 231  
 Winston-Salem, NC 27106

## GRANTEE

River Ridge Trust  
 QAH Group LLC, Trustee

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.

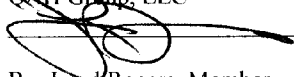
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

QAH Group, LLC



(SEAL)

By: Jared Rogers, Member

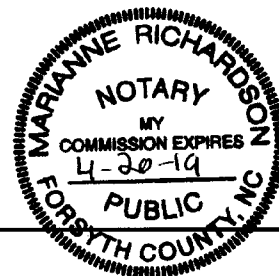
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STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Jared Rogers, Member of QAH Group, 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 27 day of March, 2015.

My Commission Expires: 4-20-19

Marianne Richardson  
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.

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