

**2015022213 00036**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$130.00**

PRESENTED &amp; RECORDED

06/17/2015 10:54:49 AM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: S L POINDEXTER

DPTY

**BK: RE 3236****PG: 1090 - 1092****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

Parcel Identifier Number: Tax ID or Block & Lot: 6825-88-5724Mail/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 47-48, Map of Broad Street Addition

THIS DEED made this June 15, 2015 by and between

## GRANTOR

Joseph Bellissimo  
 and  
 Sarcanda W. Bellissimo

Grantor Address:

1518 Overbrook Ave  
 Winston-Salem, NC, 27104

## GRANTEE

QAH Group, LLC

Buyer Address:

3524 Yadkinville Road #231  
 Winston-Salem, NC 27106

Property Address:

361 West End Blvd.  
 Winston-Salem, North Carolina 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:

**BEING KNOWN** and designated as Lots 47 and 48, as shown on the map of Broad Street Addition, as recorded in Plat Book 1, Page 76, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

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

A map showing the above described property is recorded in Plat Book 1, Page 76.

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)

\_\_\_\_\_  
Joseph Bellissimo

(SEAL)

By: \_\_\_\_\_

\_\_\_\_\_  
Sarcanda W. Bellissimo

(SEAL)

ATTEST:

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
Secretary (Corporate Seal)

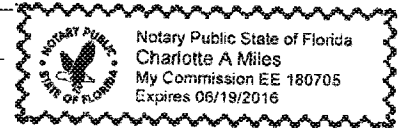
\_\_\_\_\_  
(SEAL)

Florida  
STATE OF NORTH CAROLINA, COUNTY OF Seminole

I, the undersigned Notary Public of the aforesaid State and Seminole County, do hereby certify that Joseph Bellissimo 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 15 day of June, 2015.

My Commission Expires: 6/19/16

\_\_\_\_\_  
Notary Public



STATE OF NORTH CAROLINA, COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public of the aforesaid State and \_\_\_\_\_ County, do hereby certify that Sarcanda W. Bellissimo 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

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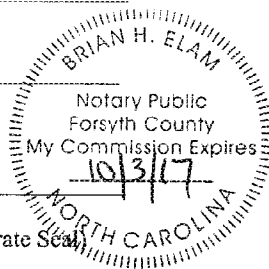
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\_\_\_\_\_  
(Corporate Name)

By: \_\_\_\_\_

ATTEST: \_\_\_\_\_



\_\_\_\_\_  
Secretary (Corporate Seal)

\_\_\_\_\_  
Joseph Bellissimo

(SEAL)

~~Sarcanda W. Bellissimo~~ (SEAL)  
Sarcanda W. Bellissimo

(SEAL)

(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that ~~Joseph~~ Sarcanda W. Bellissimo 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 15 day of JUNE, 2015.

My Commission Expires: 10/3/17

[Signature]  
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF

I, the undersigned Notary Public of the aforesaid State and \_\_\_\_\_ County, do hereby certify that Sarcanda W. Bellissimo 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public