


2020030533 00191

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$210.00

 PRESENTED & RECORDED:
 07-20-2020 02:38:40 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3538
PG: 3986-3987

NORTH CAROLINA GENERAL WARRANTY DEED

 Excise Tax: **\$210.00**

 Parcel Identifier No.: **5887-59-2640.00**

 Mail/Box to: **Box 137**

 This instrument was prepared by: **Attorney Eric S. Ellison**

 Brief description for the Index: **Metes and Bounds Description**

 THIS DEED made 20 day of July 2020 by and between

GRANTOR	GRANTEE
E and W Property & Management, LLC (N.C. Limited Liability Company)	Levi Titus, Inc. (N.C. Corporation)
<u>Mailing Address:</u> P.O. Box 278 Pfafftown, NC 27040	<u>Property Address:</u> 3432 Hunting Creek Drive Pfafftown, NC 27040
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	<u>Mailing Address:</u> 3417 Hunting Creek Drive Pfafftown, NC 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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pope located at the intersection of the northeastern corner of Lot 16, Map of Hunters Trace, Section 2, Plat Book 30, Page 168, the southeastern corner of Lot 17 of Hunters Trace as referenced above, and the southern right of way line of Hunting Creek Drive; running thence from said beginning point with southern right of way line of Hunting

Creek Drive, South 28 degrees 41' 07" East 125.94 feet to an existing iron pipe. Thence South 61 degrees 15' 05" West 187.31 feet to an existing iron pipe; thence North 61 degrees 14' 47" East 188.55 feet to an existing iron pipe. Together with improvements located thereon; said property being located at 3432 Hunting Creek Drive, Pfafftown, North Carolina.

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.

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

E and W Property & Management, LLC

Paul F. Monaghan (SEAL)
 Person: Paul Monaghan
 Position: Member/Manager

 State of North Carolina)
)
 County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Paul Monaghan, Member/Manager for E & W Property & Management, LLC personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 20 day of July, 2020.

My Commission Expires: Dec. 14, 2024

Notary Public: *Matthew S. Harbour*

