

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: October 24, 2019 AGENDA ITEM NUMBER: 1A-1B

SUBJECT:

- A. HEARING ON A REQUEST FOR REFUND OF EXCISE TAX OVERPAYMENT UPON THE RECOMMENDATION OF THE COUNTY REVIEW OFFICER
- B. RESOLUTION AUTHORIZING REFUND OF EXCISE TAX OVERPAYMENT UPON THE RECOMMENDATION OF THE COUNTY REVIEW OFFICER (REGISTER OF DEEDS)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION: See Attached

ATTACHMENTS: YES NO

SIGNATURE: _____ COUNTY MANAGER

DATE: October 21, 2019

**RESOLUTION AUTHORIZING REFUND OF EXCISE TAX OVERPAYMENT
UPON THE RECOMMENDATION OF THE COUNTY REVIEW OFFICER
(REGISTER OF DEEDS)**

WHEREAS pursuant to the provisions of N.C.G.S. 105-228.37, the Forsyth County Board of Commissioners is required to review any timely request by a taxpayer for a refund of overpayment of excise tax on the conveyance of property and to make a timely decision regarding the County's portion of any overpayment;

WHEREAS the Forsyth County Board of Commissioners previously adopted a Resolution authorizing the designation of a County Review Officer on the recommendation of the Register of Deeds to investigate and hear each claim for refund and make a recommendation to the Board of Commissioners regarding such claims;

WHEREAS the Forsyth County Register of Deeds received a written request for refund of the \$3,580.00 excise tax overpayment from Joshua T. Knipp of Knipp Law Office, PLLC, 8221 Village Harbor Drive, Cornelius, N.C. 28031, as a result of a keyed error which added an additional zero to the amount of excise tax when recording a deed in Forsyth County on September 19, 2019;

WHEREAS Joshua T. Knipp has recorded with the Forsyth County Register of Deeds a Corrective Deed in Book 3483, at Pages 3520-3524, which reflects the correct excise tax of \$358.00 being paid; and

WHEREAS based on the investigation and hearing of the matter, it is the recommendation of the County Review Officer that Knipp Law Office, PLLC, should be given a refund of the excise tax overpayment in the amount of \$3,580.00, and the Forsyth County Board of Commissioners should authorize a refund of excise tax in that amount, plus any applicable interest;

NOW, THEREFORE, BE IT RESOLVED, that the Forsyth County Board of Commissioners, based on the investigation, hearing, and recommendation of the County Review Officer, hereby decides that Knipp Law Office, PLLC, is entitled to a refund of the overpayment of excise tax in the amount of \$3,580.00, plus any applicable interest; and

BE IT FURTHER RESOLVED, that Forsyth County Board of Commissioners hereby authorizes the County Chief Financial Officer to make payment to Knipp Law Office, PLLC, in the total amount of \$3,580.00.

Adopted this 24th day of October 2019.

Lynne Johnson



Register of Deeds

September 26, 2019

Dear Dudley Watts, County Manager,

This letter is to request a refund for the over payment of excise tax on the conveyance of property paid to the Register of Deeds office. The consideration paid for the property was \$179,000.00. The actual excise tax amount should be \$358.00, but \$3,580.00 was paid in error.

I hereby submit documentary evidence to prove that the taxpayer, Joshua T. Knipp of Knipp Law Office, PLLC 8221 Village Harbor Drive, Cornelius NC 28031, presented and recorded a North Carolina General Warranty Deed on September 19, 2019, recorded in Book 3482 Page 3506-3509. The recording fees collected were \$26.00 and \$3,580.00 for excise tax.

Attached herewith is the request from the taxpayer and copies of documents supporting the recordation of the said document.

1. Request for refund.
2. Notice of Recorded Package in Forsyth County from Simplifile(e-file vendor)
3. Official receipt(duplicate)
4. Copy of Transaction Listing Report (page #3 only)
5. Certified copy of General Warranty Deed that was recorded
6. E-file Transaction Listing Report for that transaction(page 3 only)
7. Certified copy of Corrective Deed recorded to reflect amended excise tax.

Therefore, it is my recommendation as Review Officer that the amount of \$3,580.00 for excise tax collected is refunded. I also hereby request a hearing with the County Manager and Board of Commissioners to resolve this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy R. Williams", is written over a horizontal line.

Timothy R. Williams, Review Officer

Cc: Lynne Johnson

Forsyth County Government Center

201 North Chestnut Street • Winston-Salem, North Carolina 27101 • (336) 703-2700

#1

Knipp Law Office, PLLC

Josh T. Knipp (NC/SC) • A. Crosby Livingston, III (NC/SC) • Tamara R. Cornish (NC)
M. Brien Bowlin, Jr. (NC) • Beth Marks (NC) • Nicolas H. Lovelace (NC)
J. Summer Hunt (NC/SC) • Grant C. Engebretsen (NC) • Nicole R. Arrington (NC)

Attn: County of Forsyth
Re: Excise Tax Refund

The purpose of the letter is to request the approval for the refund of the excise tax charged to our office on 9/19/2019. The deed recorded in Book 3482 page 3506-3509 stated Excise Tax in the amount of \$358.00 was due but an extra zero was added to that amount when keyed in Simplifile. The amount we were charged for was \$3,580.00 instead of \$358.00, therefore we are requesting a refund of the full amount of \$3,580.00

Thanks,



Joshua T. Knipp
Knipp Law Office, PLLC

8221 Village Harbor Drive, Cornelius, NC 28031 • 220 East Blvd., Suite 200A, Charlotte, NC 28203
8410 Pit Stop Court, Suite 160, Concord, NC 28027 • 810 N. Main Street, Kannapolis, NC 28081
2314 N. NC 16 Business Hwy., Denver, NC 28037 • 302 Tom Hall Street, Fort Mill, SC 29715
Phone: (704) 765-2511 / (803) 639-8340 • Fax: (704) 765-2514 • www.KnippLaw.com

#2

Strickland, Ashley

From: Simplifile - System Message <support@simplifile.com>
Sent: Thursday, September 19, 2019 2:18 PM
To: Iannucci, Casey; Strickland, Ashley; Danielle Jennings
Subject: Notice of Recorded Package in Forsyth County, NC: NC-19-01405COM
Attachments: Deed - need to update first page-DEED.pdf; Record Deed of Trust-DEED OF TRUST.pdf

SEPTEMBER 19, 2019 | 12:17 PM (MT)

Simplifile

Notice of Recorded Package in Forsyth County, NC: NC-19-01405COM

Package: NC-19-01405COM
County: Forsyth County
Submitter: Knipp Law Office, PLLC
Submitting User: Casey Iannucci

Deed - need to update first page (DEED)

Recording Number: E 2019037381 B RE 3482 P 3508
Recording Date: 09/19/2019 2:14 PM EDT
Recording Fees: 3606.00
Taxes: 3580.00
Simplifile Submission Fee: 5.00

Record Deed of Trust (DEED OF TRUST)

Recording Number: E 2019037382 B RE 3482 P 3510
Recording Date: 09/19/2019 2:14 PM EDT
Recording Fees: 64.00
Taxes: 0.00
Simplifile Submission Fee: 5.00

Recorded documents have been attached to this email for your convenience. However, any documents that are not recordable, such as helper documents, are not attached for privacy reasons.

To view this package, login to your Simplifile account and then paste the following URL into the address bar: <https://simplifile.com/sf/getPackage.jsp?packageID=A70F2D1B-130C-481A-0017-1CFEBC891569>

**For more information, please call Forsyth County at (336) 703-2700 or Simplifile
Support at 800.460.5657**

You are receiving this email because you are a Simplifile user.
For information about these updates contact Simplifile at 800.460.5657.
[Log in here to manage your Simplifile email subscriptions](#)
Copyright © 2010 Simplifile, LC All Rights Reserved.
Our address is 5072 North 300 West, Provo, UT 84604, USA

#3

***** Official Receipt *****
----- Duplicate -----
REGISTER OF DEEDS
LYNNE JOHNSON
Forsyth County, NC
by SANDRA YOUNG, DPTY
Payment Receipt Batch 1075151

09/19/2019

Received From:
SIMPLIFILE

ID # 2019037381	02:14:26 PM
DEED	26.00
Excise Tax	3580.00
Bk 3482 P 3506	

ID # 2019037382	02:14:26 PM
DEED OF TRUST	64.00
Bk 3482 P 3510	

Total	\$3670.00
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Escrow (-)	\$3670.00
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Escrow Debit Information
Customer: SIMPLIFILE
Account: Filings
Amount Debited: \$3,670.00
Balance: (\$15,744,920.00)

Account: Copies
Amount Debited: \$0.00
Balance: \$0.00

*** \$25.00 fee ***
*** for all returned checks ***

Have a Great Day!

Transaction Listing
 Lynne Johnson
 Forsyth County Register of Deeds
 All Sites

#4

09/19/2019 REAL ESTATE Sandra Young

DATE	TIME	BOOK/PAGE	BATCH #	INST#	TYPE	PAGES	TRANS AMT	PAID AMT
						Batch Total	0.00	
							NO PAYMENT	
09/19/2019	02:11:39 PM	RE-3482-3504	1075149	2019037380	DD	2	26.00	
						Excise Tax	360.00	
						Batch Total	386.00	
						ACCOUNT : BIS	CHARGE	386.00
09/19/2019	02:14:26 PM	RE-3482-3506	1075151	2019037381	DD	4	26.00	
						Excise Tax	3580.00	
09/19/2019	02:14:26 PM	RE-3482-3510	1075151	2019037382	DT	12	64.00	
						Batch Total	3670.00	
						ACCOUNT : BIS	CHARGE	3670.00
09/19/2019	02:20:23 PM	P-70-119	1075154	2019037383	PL	1	21.00	
						Batch Total	21.00	
							CASH	21.00
09/19/2019	02:30:13 PM	RE-3482-3524	1075161	2019037385	DD	3	26.00	
09/19/2019	02:30:13 PM	RE-3482-3527	1075161	2019037386	DP	14	26.00	
09/19/2019	02:30:13 PM	RE-3482-3541	1075161	2019037387	DT	41	88.00	
09/19/2019	02:30:13 PM	RE-3482-3582	1075161	2019037388	U2	5	45.00	
						Batch Total	185.00	
							CHECK	185.00
09/19/2019	03:03:53 PM	RE-3482-3668	1075178	2019037403	SAT	1	0.00	
						Batch Total	0.00	
							NO PAYMENT	
09/19/2019	03:07:02 PM	RE-3482-3670	1075181	2019037405	DD	2	26.00	
						Excise Tax	460.00	
09/19/2019	03:07:02 PM	RE-3482-3672	1075181	2019037406	DT	13	64.00	
						Batch Total	550.00	
						ACCOUNT : BIS	CHARGE	550.00
09/19/2019	03:08:42 PM	RE-3482-3685	1075183	2019037407	DP	4	26.00	
						Batch Total	26.00	
						ACCOUNT : BIS	CHARGE	26.00
09/19/2019	03:10:37 PM	RE-3482-3707	1075185	2019037410	DT	12	64.00	
09/19/2019	03:10:37 PM	RE-3482-3719	1075185	2019037411	DP	9	26.00	
						Batch Total	90.00	
						ACCOUNT : BIS	CHARGE	90.00
09/19/2019	03:26:35 PM	RE-3482-3728	1075188	2019037412	DP	8	26.00	
09/19/2019	03:26:35 PM	RE-3482-3736	1075188	2019037413	DP	8	26.00	
						Batch Total	52.00	
							CHECK	52.00
09/19/2019	03:46:06 PM	RE-3482-3764	1075200	2019037422	DU	1	26.00	
09/19/2019	03:46:06 PM	RE-3482-3765	1075200	2019037423	DU	1	26.00	
						Batch Total	52.00	
							CASH	60.00
							CHANGE	-8.00
09/19/2019	04:16:21 PM	RE-3482-3829	1075216	2019037438	DU	1	26.00	
						Batch Total	26.00	
							CASH	26.00

#5

2019037381 00119

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3580.00

PRESENTED & RECORDED
09/19/2019 02:14:26 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPT

BK: RE 3482
PG: 3506 - 3509

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$358.00

Parcel Identifier No. 6854-24-1688.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: Shope Krohn Attorneys at Law, P.A. (WITHOUT TITLE EXAMINATION OR CERTIFICATION)

Brief description for the Index: _____

THIS DEED made this 12 day of September, 2019, by and between

GRANTOR

Jopeg Ventures, a North Carolina Partnership

Forwarding Address:
4301 Westmount Drive
Greensboro, NC 27410

GRANTEE

Pierre Edmonson and spouse,
Sharmille Edmonson

Mailing Address:
3978 Long Leaf Court
Concord NC 28025

Property Address:
828 Meadow Ridge Court
Winston-Salem, NC 27107

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, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1464, Page 381

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

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

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

#6

FORSYTH COUNTY
E-FILE TRANSACTION LISTING FOR PERIOD : 9/19/2019 THRU 9/19/2019

INST. #	BK	PG	DATE	TIME	INST. TYPE	RECEIVED FROM	BANK	AUTH #	AMOUNT	PERCENT
2019037365	3482	3413	09/19/2019	01:36:44 PM	DT	simplifile	No Entry		64.00	0.29
2019037366	3482	3431	09/19/2019	01:36:44 PM	DT	simplifile	No Entry		64.00	0.29
2019037367	3482	3447	09/19/2019	01:49:06 PM	DD	simplifile	No Entry		418.00	1.89
2019037368	3482	3449	09/19/2019	01:49:06 PM	DT	simplifile	No Entry		64.00	0.29
2019037369	3482	3467	09/19/2019	02:02:13 PM	SA	simplifile	No Entry		0.00	0.00
2019037370	3482	3468	09/19/2019	02:02:13 PM	SA	simplifile	No Entry		0.00	0.00
2019037371	3482	3469	09/19/2019	02:03:13 PM	DD	simplifile	No Entry	Void	0.00	0.00
2019037372	3482	3471	09/19/2019	02:03:14 PM	DT	simplifile	No Entry		64.00	0.29
2019037373	3482	3477	09/19/2019	02:03:48 PM	DP	simplifile	No Entry		26.00	0.12
2019037374	3482	3478	09/19/2019	02:06:24 PM	SA	simplifile	No Entry		0.00	0.00
2019037375	3482	3480	09/19/2019	02:07:02 PM	DD	simplifile	No Entry		155.00	0.70
2019037376	3482	3483	09/19/2019	02:07:57 PM	DD	simplifile	No Entry		172.00	0.78
2019037377	3482	3486	09/19/2019	02:10:04 PM	DD	csc	No Entry		588.00	2.66
2019037378	3482	3488	09/19/2019	02:10:04 PM	DT	csc	No Entry		64.00	0.29
2019037379	3482	3503	09/19/2019	02:10:53 PM	SAT	csc	No Entry		0.00	0.00
2019037380	3482	3504	09/19/2019	02:11:39 PM	DD	simplifile	No Entry		386.00	1.74
2019037381	3482	3506	09/19/2019	02:14:26 PM	DD	simplifile	No Entry		3606.00	16.30
2019037382	3482	3510	09/19/2019	02:14:26 PM	DT	simplifile	No Entry		64.00	0.29
2019037389	3482	3587	09/19/2019	02:31:54 PM	SA	simplifile	No Entry		0.00	0.00
2019037390	3482	3588	09/19/2019	02:33:43 PM	DD	simplifile	No Entry		71.00	0.32
2019037391	3482	3591	09/19/2019	02:36:42 PM	DT	simplifile	No Entry		64.00	0.29
2019037393	3482	3614	09/19/2019	02:37:54 PM	DT	csc	No Entry		64.00	0.29
2019037394	3482	3625	09/19/2019	02:37:54 PM	DP	csc	No Entry		26.00	0.12
2019037395	3482	3634	09/19/2019	02:38:49 PM	DP	csc	No Entry		26.00	0.12
2019037396	3482	3635	09/19/2019	02:39:42 PM	DT	csc	No Entry		64.00	0.29
2019037397	3482	3646	09/19/2019	02:39:42 PM	DP	csc	No Entry		26.00	0.12
2019037399	3482	3663	09/19/2019	02:40:37 PM	DP	simplifile	No Entry		26.00	0.12
2019037401	3482	3665	09/19/2019	03:00:14 PM	DP	simplifile	No Entry		26.00	0.12
2019037403	3482	3668	09/19/2019	03:03:53 PM	SAT	csc	No Entry		0.00	0.00
2019037405	3482	3670	09/19/2019	03:07:02 PM	DD	simplifile	No Entry		486.00	2.20
2019037406	3482	3672	09/19/2019	03:07:02 PM	DT	simplifile	No Entry		64.00	0.29
2019037407	3482	3685	09/19/2019	03:08:42 PM	DP	simplifile	No Entry		26.00	0.12
2019037410	3482	3707	09/19/2019	03:10:37 PM	DT	csc	No Entry		64.00	0.29
2019037411	3482	3719	09/19/2019	03:10:37 PM	DP	csc	No Entry		26.00	0.12
2019037414	3482	3744	09/19/2019	03:37:33 PM	SAT	csc	No Entry		0.00	0.00
2019037416	3482	3747	09/19/2019	03:39:35 PM	SAT	csc	No Entry		0.00	0.00
2019037417	3482	3748	09/19/2019	03:42:29 PM	DD	simplifile	No Entry		26.00	0.12
2019037418	3482	3750	09/19/2019	03:43:08 PM	SAT	csc	No Entry		0.00	0.00
2019037419	3482	3751	09/19/2019	03:44:06 PM	DT	csc	No Entry		64.00	0.29
2019037420	3482	3760	09/19/2019	03:45:13 PM	DD	simplifile	No Entry		736.00	3.33
2019037421	3482	3763	09/19/2019	03:45:50 PM	U1	simplifile	No Entry		38.00	0.17
2019037424	3482	3766	09/19/2019	03:49:55 PM	DD	simplifile	No Entry		306.00	1.38
2019037425	3482	3769	09/19/2019	03:49:55 PM	DT	simplifile	No Entry		64.00	0.29

The Grantor makes this conveyance as part of and consistent with the winding up of Grantor's partnership pursuant to an agreement of the remaining partners and successors in interest of the deceased partners.

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, other than the following exceptions:

Subject to easements, restrictions, and rights of way of record, if any, and ad valorem taxes for current and subsequent years.

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

Jopeg Ventures, a North Carolina Partnership

By: David J. Delman
David J. Delman, Partner

By: Joanna R. Delman
Joanna R. Delman, Partner

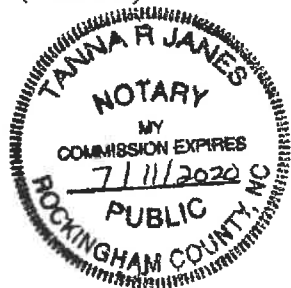
State of North Carolina
County of Guilford

I, the undersigned Notary Public of the County of Rockingham and State aforesaid, certify that David J. Delman personally came before me this day and acknowledged that he is a Partner of Jopeg Ventures, a North Carolina Partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12th day of September, 2019.

My Commission Expires: 7/11/2020
(Affix Seal)

Tanna R. Janes
Tanna R. Janes Notary Public
Notary's Printed or Typed Name



State of North Carolina
County of Guilford

I, the undersigned Notary Public of the County of Rockingham and State aforesaid, certify that Joanna R. Delman personally came before me this day and acknowledged that she is a Partner of Jopeg Ventures, a North Carolina Partnership, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12th day of September, 2019.

My Commission Expires: 7/11/2020
(Affix Seal)

Tanna R. Jones
Tanna R. Jones Notary Public
Notary's Printed or Typed Name



EXHIBIT "A"

BEGINNING at an iron, said iron being located the following two courses and distances from the most eastern corner of Lot 10, in the southwestern right of way line of Cole Road, as shown on the map showing Stimpson Estate as recorded in Plat Book 10, Page 111, Forsyth County Registry; South 43 degrees 32 minutes 11 seconds East 16.34 feet and South 03 degrees 18 minutes 33 seconds West 48.89 feet to said beginning point; running thence South 03 degrees 18 minutes 33 seconds West 94.00 feet to a point; thence North 88 degrees 50 minutes 04 seconds West 89.19 feet to a point; thence North 03 degrees 13 minutes 33 seconds East 86.72 feet to a point; thence North 53 degrees 39 minutes 30 seconds East 16.63 feet to a point; thence South 86 degrees 41 minutes 27 seconds East 76.32 feet to the point of BEGINNING. BEING KNOWN AND DESIGNATED as Site 1 on an unrecorded revised map of Cole Road Apartments as prepared by Harris B. Gupton.

This conveyance is made subject to restrictions, easements and rights of way of record, including but not limited to, a non-exclusive access and utilities easement as shown on that map recorded in Plat Book 27, Page 192, Forsyth County Registry, reference to which is hereby made for a more particular description.

David J. Helman

9/12/19

Yoann A. [Signature]

9/12/19

LYNNE JOHNSON
Register of Deeds

Forsyth County Register of Deeds

Forsyth County Government Center • WINSTON-SALEM, NORTH CAROLINA 27101-4120
Telephone 336 703 2700 • Fax 336 727 8599 • E-Mail no-reply@bislandrecords.com

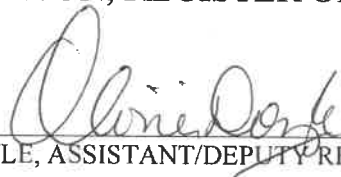
State of North Carolina, County of Forsyth

I certify that this is a true and accurate copy which appears on record in the office of the Register of Deeds of Forsyth County, North Carolina in Book 3482 Page 3506.

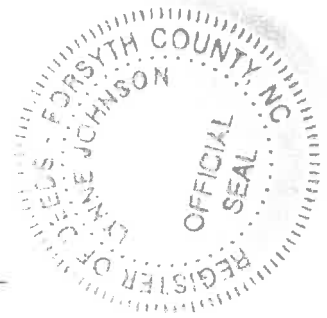
Witness my hand and seal this 25th day of SEPTEMBER 2019.

LYNNE JOHNSON, REGISTER OF DEEDS

By: _____



OLIVIA DOYLE, ASSISTANT/DEPUTY REGISTER OF DEEDS



THIS CERTIFICATION SHEET IS A PART OF THE DOCUMENT.

#7

2019038219 00060
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$358.00
PRESENTED & RECORDED
09/25/2019 11:24:14 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3483
PG: 3520 - 3524

DOCUMENT TYPE: CORRECTIVE DEED

Prepared by/Return to: Knipp Law Office, PLLC

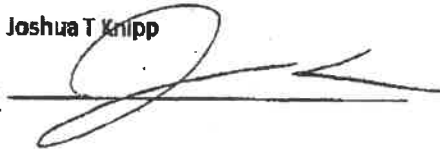
8221 Village Harbor Drive, Cornelius NC 28031

Grantor: Jopeg Ventures, A North Carolina Partnership

Grantee: Pierre Edmonson and spouse Sharmille Edmonson

This Corrective Deed is being recorded to correct the Excise Tax submitted on Deed recorded in Book 3482 Pg 3506-3509

Joshua T Knipp



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

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$358.00

Parcel Identifier No. 6854-24-1688.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: Shope Krohn Attorneys at Law, P.A. (WITHOUT TITLE EXAMINATION OR CERTIFICATION)

Brief description for the Index: _____

THIS DEED made this 12 day of September, 2019, by and between

GRANTOR	GRANTEE
Jopeg Ventures, a North Carolina Partnership	Pierre Edmonson and spouse, Sharmille Edmonson
<u>Forwarding Address:</u> 4301 Westmount Drive Greensboro, NC 27410	<u>Mailing Address:</u> <u>3916 Long Leaf Court</u> <u>Concord NC 28025</u>
	<u>Property Address:</u> 828 Meadow Ridge Court Winston-Salem, NC 27107

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, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

SSE EXHIBIT "A" ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1464, Page 381

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

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

The Grantor makes this conveyance as part of and consistent with the winding up of Grantor's partnership pursuant to an agreement of the remaining partners and successors in interest of the deceased partners.

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, other than the following exceptions:

Subject to easements, restrictions, and rights of way of record, if any, and ad valorem taxes for current and subsequent years.

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

Jopeg Ventures, a North Carolina Partnership

By: David J. Delman
David J. Delman, Partner

By: Joanna R. Delman
Joanna R. Delman, Partner

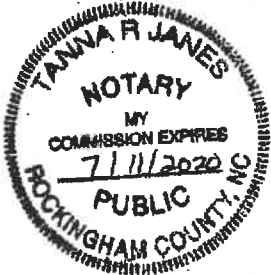
State of North Carolina
County of Guilford

I, the undersigned Notary Public of the County of Rockingham and State aforesaid, certify that David J. Delman personally came before me this day and acknowledged that he is a Partner of Jopeg Ventures, a North Carolina Partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12th day of September, 2019.

My Commission Expires: 7/11/2020
(Affix Seal)

Tanna R. James
Tanna R. James Notary Public
Notary's Printed or Typed Name



State of North Carolina
County of Guilford

I, the undersigned Notary Public of the County of Rockingham and State aforesaid, certify that Joanna R. Delman personally came before me this day and acknowledged that she is a Partner of Jopeg Ventures, a North Carolina Partnership, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12th day of September, 2019.

My Commission Expires: 7/11/2020
(Affix Seal)

Tanna R. Jones
Tanna R. Jones Notary Public
Notary's Printed or Typed Name



EXHIBIT "A"

BEGINNING at an iron, said iron being located the following two courses and distances from the most eastern corner of Lot 10, in the southwestern right of way line of Cole Road, as shown on the map showing Stimpson Estate as recorded in Plat Book 10, Page 111, Forsyth County Registry; South 43 degrees 32 minutes 11 seconds East 16.34 feet and South 03 degrees 18 minutes 33 seconds West 48.89 feet to said beginning point; running thence South 03 degrees 18 minutes 33 seconds West 94.00 feet to a point; thence North 88 degrees 50 minutes 04 seconds West 89.19 feet to a point; thence North 03 degrees 13 minutes 33 seconds East 86.72 feet to a point; thence North 53 degrees 39 minutes 30 seconds East 16.63 feet to a point; thence South 86 degrees 41 minutes 27 seconds East 76.32 feet to the point of BEGINNING. BEING KNOWN AND DESIGNATED as Site 1 on an unrecorded revised map of Cole Road Apartments as prepared by Harris B. Gupton.

This conveyance is made subject to restrictions, easements and rights of way of record, including but not limited to, a non-exclusive access and utilities easement as shown on that map recorded in Plat Book 27, Page 192, Forsyth County Registry, reference to which is hereby made for a more particular description.

David J. Pelmar

9/12/19

Yvonne H. [Signature]

9/14/19

LYNNE JOHNSON
Register of Deeds

Forsyth County Register of Deeds

Forsyth County Government Center • WINSTON-SALEM, NORTH CAROLINA 27101-4120
Telephone 336 703 2700 • Fax 336 727 8599 • E-Mail no-reply@bislandrecords.com

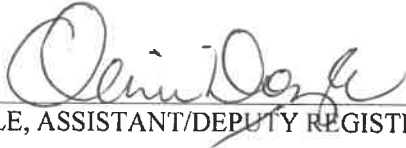
State of North Carolina, County of Forsyth

I certify that this is a true and accurate copy which appears on record in the office of the Register of Deeds of Forsyth County, North Carolina in Book 3483 Page 3520.

Witness my hand and seal this 25th day of SEPTEMBER 2019.

LYNNE JOHNSON, REGISTER OF DEEDS

By: _____



OLIVIA DOYLE, ASSISTANT/DEPUTY REGISTER OF DEEDS



THIS CERTIFICATION SHEET IS A PART OF THE DOCUMENT.