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FILED ELECTRONICALLY
DAVIE COUNTY NC
KELLY C. FUNDERBURK
REGISTER OF DEEDS

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FILED	Oct 17, 2022
AT	03:01:00 PM
BOOK	01233
START PAGE	0826
END PAGE	0828
INSTRUMENT #	06334
EXCISE TAX	\$1,700.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,700.00

PARCEL IDENTIFIER NO. J4-050-B0-014

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2022

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Lion Title Insurance*)

RETURN TO: Grantee

BRIEF DESCRIPTION FOR THE INDEX: Metes and Bounds

THIS DEED made this 14th day of October, 2022, by and between

GRANTOR	GRANTEE
<p>Debora K. Jones, an unmarried woman</p> <p>Mailing Address 126 Cattle Way Mocksville, NC 27028</p>	<p>Bright Futures Enrichment Center LLC</p> <p>Property Address: 184 Council Street Mocksville, NC 27028</p> <p>Mailing Address 708 Summit Road High Point, NC 27265</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Mocksville, Davie County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" - LEGAL DESCRIPTION

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 198 at Page 456.

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.

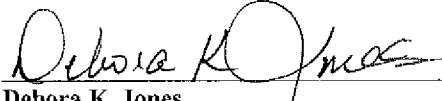
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davie County Register of Deeds.

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IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

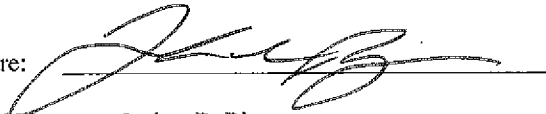

Debora K. Jones

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I certify that **Debora K. Jones, an unmarried woman**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

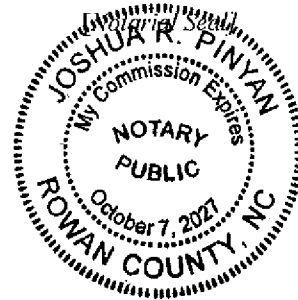
Witness my hand and Notarial stamp or seal this 14th day of October, 2022.

Notary Signature:



Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: October 7, 2027



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Exhibit "A" - Legal Description

Premises in Mocksville Township, Davie County, North Carolina, described as follows:

BEGINNING at an iron in the Western right of way margin of South Main Street, Southeast corner of J. S. Sanford (Deed Book 59, page 392) and running thence with the Western right of way margin of South Main Street South 04 deg. 00 min. West 215.32 feet to an iron, Southeast corner of Lot 14 Clemment Crest Subdivision (Map book 2, page 4); thence North 81 deg. 55 min. 40 sec. West 151.09 feet to an iron, Southwest corner of Lot 14 and Northeast corner of Lot 24; thence South 70 deg. 10 min. 15 sec. West 243.54 feet to an iron in the Eastern right of way margin of Council Street (unopened), Southwest corner of Lot 24; thence with the Eastern right of way margin of Council Street North 32 deg. 41 min. West 388.48 feet to an iron; thence North 50 deg. 32 min. East 69.21 feet to an iron; thence South 87 deg. 58 min. 25 sec. East 63.65 feet to an iron; thence North 80 deg. 38 min. 10 sec. East 115.;16 feet to an iron in the line of J.S, Sanford; thence with Sanford line South 73 deg. 23 min. East 389.08 feet THE POINT AND PLACE OF BEGINNING, containing 3.484 acres, more or less, as surveyed August 25, 1989 by C. Ray Cates and being those lands conveyed by deeds recorded in Deed Book 45, page 442 and Deed Book 43, page 558, Davie County Registry.

Property Address: 184 Council Street, Mocksville, NC 27028
Parcel ID: J4-050-B0-014