



2017007824 00055
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
03-01-2017 11:20:13 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3334
PG: 2961-2963

Excise Tax NO TAXABLE CONSIDERATION

Mail to: BERON FIRM BOX #154

This instrument was prepared by: Celeste A. Beron, Attorney-at-Law

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

NORTH CAROLINA GENERAL WARRANTY DEED

THIS NORTH CAROLINA GENERAL WARRANTY DEED made as of this 1ST day of March, 2017, by and between, SHIRLEY D. SHOUSE, hereinafter, the Grantor having an address of 253 Executive Park Boulevard, Winston-Salem, NC 27103 and T. SUGAR INVESTMENTS, LLC, hereinafter, the Grantee, having an address of 253 Executive Park Boulevard, Winston-Salem, NC 27103.

WITNESSETH:

That said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and adequacy 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 lying and being in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE.
PROPERTY ADDRESS: 253 Executive Park Boulevard, Winston-Salem, NC 27103;
Tax PIN Number-6815-51-6519.00

THE PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the interest in and to aforesaid lot or parcel of land, appurtenances, and all privileges thereunto belonging to him, 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 easements and restrictions of record and ad valorem real estate taxes prorated as of the closing date for the year in which the closing occurs.

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.

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

Shirley D. Shouse (SEAL)
SHIRLEY D. SHOUSE

STATE OF NORTH CAROLINA

FORSYTH COUNTY

I, CELESTE A. BERON, a Notary Public of the County and State aforesaid, certify that SHIRLEY D. SHOUSE personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1ST day of March, 2017.

Celeste A. Beron My Commission Expires: 5/23/2021
CELESTE A. BERON, Notary Public

NOTARY STAMP

CELESTE A. BERON
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires May 23, 2021

EXHIBIT A

Being all of that certain property located at 253 Executive Park Boulevard, City of Winston-Salem, County of Forsyth, State of North Carolina and being more particularly described as follows:

LYING AND BEING in Winston Township, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the Northeast right-of-way line of Executive Park Boulevard (formerly Olson Street), the Southernmost corner of the property of Porter-Ward Advertising, Inc. (now or formerly); thence from said **BEGINNING** point, running with the Southeast line of said Porter-Ward Advertising, Inc., North 42 deg. 48 min. 30 sec. East 193.71 ft. to an iron stake; thence South 48 deg. 26 min. 37 sec. East 59.77 ft. to an iron stake; thence South 42 deg. 55 min. 55 sec. West 90.98 ft. to a point; thence South 46 deg. 55 min. 30 sec. East 3.5 ft. to a point; thence South 42 deg. 34 min. 00 sec. West 65 ft. to a point; thence North 46 deg. 55 min. 30 sec. West 3.5 ft. to an iron stake; thence South 42 deg. 34 min. 00 sec. West 39.32 ft. to a point in the Northeast right-of-way line of the aforesaid Executive Park Boulevard (formerly Olson Street); thence, running with the right-of-way line, North 46 deg. 55 min. 30 sec. West 60 ft. to a point and place of **BEGINNING**.

TOGETHER with all right, title and interest in and to an Easement for the purposes of ingress, egress and regress. Said Easement being described in Book 2732, pages 4284 - 4287, Forsyth County Registry.