



2017042336 00124

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$600.00

PRESENTED & RECORDED:
10-23-2017 01:03:28 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3374
PG: 1501-1504

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00

Parcel Identifier No. 6854-19-8154.000; 6854-19-9262.000 and 6854-29-0384.000

Verified by Forsyth County on the ___ day of _____, 2017

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq.

Brief description for the Index: Tcts Kernersville Road

THIS DEED made this 19 day of October, 2017, by and between

GRANTOR

Edward P. Malone and wife, Dean D. Malone

GRANTEE

Praise Assembly Church Ministries, Inc.,
A North Carolina nonprofit corporation

Property Address: 3023, 3025 and 0 Kernersville Road
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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book, Page , Forsyth County Registry

A map showing the above described property is recorded in Plat Book , Page , Forsyth County Registry.

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:

Easements, rights-of-way and restrictions of record, if any.

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

Edward P. Malone (SEAL)
Edward P. Malone

Dean D. Malone (SEAL)
Dean D. Malone

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward P. Malone and Dean D. Malone.

Date: October 19, 2017

Cassidy J. Miller
Notary Public

Cassidy J. Miller
Print Name

My commission expires: July 30, 2022

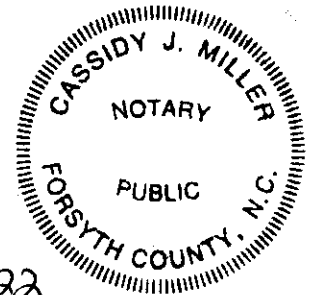


EXHIBIT A

Property Description

BEGINNING at an iron stake, the Southwest corner of the within-described property, said point being located North 02° 12' 53" East 15.97 feet from an existing iron pipe, the Southeast corner of property of SAYI, LLC as described in Deed Book 3336, page 634; running thence with the line of SAYI, LLC North 02° 12' 53 East 148.79 feet to an existing iron pipe, a point in the line of property of Parkview Shopping Center Condominium Association as described in Deed Book 3005, page 2175; running thence with the line of Parkview South 88° 58' 41" East 119.53 feet to a stone; thence North 02° 57' 38" East 162.01 feet to a nail set; thence South 88° 34' 57" East 65.47 feet to an existing iron pipe; being also the Southwest corner of the property of Sam C. Ogburn Real Estate Company as described in Deed Book 1647, page 1264; running thence with the line of said Ogburn South 88° 40' 38" East 29.25 feet to an existing iron pipe; thence North 06° 11' 03" East 4.91 feet to a nail set; thence South 88° 52' 40" East 122.02 feet to an existing iron rebar, the Northeast corner of the within-described property and the Northwest corner of the property of Kyong Sun Flores as described in Deed Book 2715, page 4073; running thence with said Flores' line South 01° 45' 26" East 64.37 feet to an existing iron pipe, the Northeast corner of property Vasiliki Rizos as described in Deed Book 1152, page 492; running thence South 85° 04' 27" West 122.70 feet to an existing iron pipe, the Northwest corner of property of Bessie Rizos as described in Deed Book 1397, page 149; thence with Bessie Rizos' West line South 02° 08' 43" East 199.87 feet to an existing iron pipe on or near Kernersville Road; running thence South 81° 53' 13" West 240.47 feet to an iron stake, the point and place of the BEGINNING. Consisting of 1.27 acres, more or less, and being also known as PINs 6854-19-9262, 6854-29-0384 and 6854-19-8154 on the Tax Maps of Forsyth County,

North Carolina as the same are presently constituted. All as shown on a survey entitled "Map for Edward and Dean Malone" dated 9/14/2017 by Allied Land Surveying Co., P.A., bearing Job No. 12-029.