

**2018009581 00209**

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

**\$200.00**

PRESENTED & RECORDED

03/16/2018 04:35:43 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3395**

**PG: 747 - 751**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 200.00

Parcel Identifier No.: See attached Exhibit A

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 129 Fayette Street, Suite 102, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: 11 Tracts

THIS DEED made this 27th day of February, 2018, by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>LUCRATIVE HOLDINGS, LLC</b> a North Carolina limited liability company</p> <p>Mailing Address: 1300 Bayswater Drive, High Point, NC 27265</p>	<p><b>CLOSED DOOR REALTY, LLC</b> a North Carolina limited liability company</p> <p>Mailing Address: 129 Fayette Street, Suite 102, Winston-Salem, NC 27101</p>

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 Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein by reference.**

**The property does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3268, Page 3053; Book 3302, Page 4313; Book 3196, Page 4205; Book 3268, Page 3049; Book 3258, Page 2915; Book 3146, Page 567, Forsyth County Registry.

Submitted electronically by "Kangur & Porter, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

**Lucrative Holdings, LLC**  
a North Carolina limited liability company

By: Deborah Lynn Clay (SEAL)  
Deborah Lynn Clay, Manager

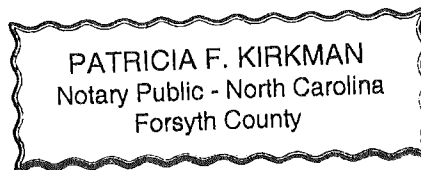
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Deborah Lynn Clay, Manager of Lucrative Holdings, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, she executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 2-27-18

Patricia F. Kirkman  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 4-29-19

## Exhibit A

### Tract 1:

**Being known and designated** as Lots 217 and 218, as shown on the Map of NORTH CAMERON PARK, as recorded in Plat Book 2, Page 59, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6835-88-5034.00 (Block 1259, Lots 217 & 218)

Property Address: 601 N. Cameron Avenue, Winston-Salem, NC 27101

### Tract 2:

**Being known and designated** as Lot 264, as shown on the Map of NORTH CAMERON PARK ADDITION, as recorded in Plat Book 8, Page 217, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6835-89-1354.00 (Block 0439, Lot 264)

Property Address: 828 Graham Avenue, Winston-Salem, NC 27101

### Tract 3:

**Being known** as Lot 1, Block L GREENWAY PLACE, as recorded in Plat Book 4, Page 73 and Plat Book 7, Page 47, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6836-35-1617.00 (Block 1666, Lot 001)

Property Address: 2500 N. Patterson Avenue, Winston-Salem, NC 27105

### Tract 4:

**Being known and designated** as Lot No. 89, on the Map of ANDREWS ADDITION TO FAIRVIEW HEIGHTS, as recorded in Plat Book 8, Page 88, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6836-84-4951.00 (Block 1478, Lot 089)

Property Address: 1621 E. Twenty Third Street, Winston-Salem, NC 27105

### Tract 5:

**Being known and designated** as Lot No. 197, as shown on the Map of PARK PLACE DEVELOPMENT as recorded in Plat Book 1, Page 20 and also shown on the map of FAIRVIEW HEIGHTS #2 recorded in Plat Book 8, Page 88, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6836-84-6054.00 (Block 1472, Lot 197)

Property Address: 1632 Ashley School Circle, Winston-Salem, NC 27105

**Tract 6:**

**Being known and designated** as Lot No. 291, as shown on the plat of MONTVIEW, as recorded in Plat Book 1, at Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT that portion thereof acquired by the NC Department of Transportation January 1, 1977.

Tax Parcel Number: 6837-44-0052.00 (Block 1508, Lot 291B)

Property Address: 4136 & 4138 Mineral Avenue, Winston-Salem, NC 27105

**Tract 7:**

**Being known and designated** as Lot No. 270, as shown on the Plat of property known as "MONTVIEW" as recorded in Plat Book 1, Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6837-53-5670.00 (Block 1505, Lot 270)

Property Address: 645 McCreary Street, Winston-Salem, NC 27105

**Tract 8:**

**Being known and designated** as Lot 96, as shown on the Map of ALLENDALE, as recorded in Plat Book 2, Page 28, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Tax Parcel Number: 6844-07-0480.00 (Block 1535, Lot 096)

Property Address: 0 Bertha Street, Winston-Salem, NC 27107

**Tract 9:**

**Being known and designated** as Lot 222, as shown on the map of FOURTEENTH STREET DEVELOPMENT COMPANY as recorded in Plat Book 2 at Page 32-A, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6846-13-5282.00 (Block 1385, Lot 222)

Property Address: 2411 Dunbar Street, Winston-Salem, NC 27105

**Tract 10:**

**Being known and designated** as Lots 61, 62, 63 and 64, as shown on the Map of PILOT VIEW DEVELOPMENT as recorded in Plat Book 3, Page 24-A, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6847-37-4299.00 (Block 2289, Lots 061, 062, 063, 064)

Property Address: 5119 Fredonia Avenue, Winston-Salem, NC 27105

**Tract 11:****Parcel 1:**

BEGINNING at an old iron stake, said iron stake being in the northeast corner of Lot No. 39 on the map of Mrs. Alice N. James Property, Section 3 recorded in Plat Book 10, page 142, and also in the south line of an unnamed road or street, and running thence along the south line of said road or street South 84° 28' East 100.0 feet to an iron stake; running thence on a new line South 9° 12' West 407.85 feet to an iron stake in the north line of Lot No. 41; running thence on another new line North 66° 41' West 70.0 feet to an iron stake; running thence northwardly and falling in with the east lines of Lots Nos. 33, 34, 35, 36, 37, 38 and 39, 380.0 feet to the place of beginning, containing 0.75 of an acre, more or less, all in accordance with a private survey thereof by Franklin Surveying Company dated April, 1957.

The above described lot is a northwest portion as described of Lot No. 40 as shown on the map of Mrs. Alice N. James Property, Section 3, recorded in the office of the Register of Deeds of Forsyth County, N.C. in Plat Book 10, page 142, to which said map reference is hereby made.

Entirely included within the above described boundaries is a lot 70 by 150 feet heretofore deeded by Calvin Dudley and wife, Viola P. Dudley, to Fred J. Hansley and wife, Magdalene Hansley, by deed dated June 14, 1952, and recorded in Deed Book 652, page 439.

**Parcel 2:**

BEGINNING at an iron stake, the southeast corner of Fred Hansley property as recorded in Deed Book 652, page 439, Forsyth county Registry; running thence South 66 degrees 41' East 30 feet to a new corner; thence in a northerly direction approximately 175 feet to an iron stake, the northeast corner of Fred Hansley property; thence South 14 degrees 11' West 166.75 feet to the place of BEGINNING.

SAVE and EXCEPT that property described in Deed Book 1556 page 1683 of the Forsyth County Registry, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6839-05-7152.00 (Block 5147, Lots 040A && 040R)

Property Address: 5849 Irene Lane, Winston-Salem, NC 27105