

**2018020950 00075**

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

**\$1700.00**

PRESENTED & RECORDED

06/05/2018 10:58:09 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

**BK: RE 3408**

**PG: 1307 - 1313**

This instrument drafted by:

Darren S. Cranfill Attorney at Law, PLLC  
(No Title Search requested or performed)

After recording, mail to:

*Grantee's Address:*

Sale of Grantors Primary

Residence? No

*Grantee @ Box #52*  
*12017 English Maple Lane*  
*Fairfax, VA 22030*

Property Address: 215 Fayetteville Street, 367 Dixie  
Broadway, 365 Dixie Broadway, 360 Dixie  
Broadway, 355 Dixie Broadway, 351 Dixie  
Broadway, 349 Dixie Broadway, 320 Dixie  
Broadway, 319 Dixie Broadway, Lots 39 & 8 Dixie  
Heights Plat, all of Winston-Salem, NC

Grantors Address: 1046 Englewood Drive  
Winston-Salem, NC 27105

Tax Parcel Number: 6834-59-3191.000, 6834-69-2109.000, 6834-69-1149.000, 6834-69-0060.000, 6834-69-0149.000, 6834-59-9108.000, 6834-59-5090.000, 6834-59-5168.000, 6834-59-6030.00, 6834-69-0199.00, 3834-59-9169.00 - - Revenue Stamps: \$1,700.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

This deed made this the 30<sup>th</sup> day of May, 2018, by **Triad Real Estate Investments, LLC ("Grantor")** to **Ridge Top Real Estate Investments LLC and Cardinal Winston Properties LLC ("Grantee")**.

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to him paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, a tract or parcel of land in the County of **FORSYTH** and State of North Carolina, and bounded as follows:

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

SEE ATTACHED ADDENDUM "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

SEE ATTACHED ADDENDUM "A" FOR PRIOR DEED REFERENCE.

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.

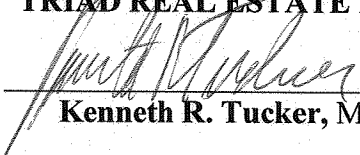
To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and their heirs and assigns forever.

And the said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2018 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the date first above written.

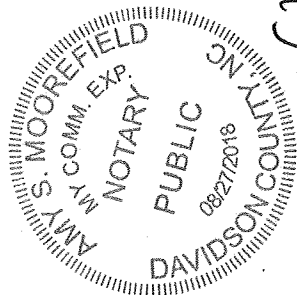
**TRIAD REAL ESTATE INVESTMENTS, LLC**

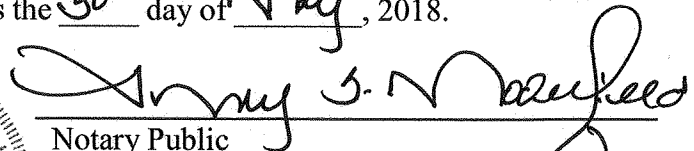
  
\_\_\_\_\_  
**Kenneth R. Tucker, Member/Manager** (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Amy S. Moorefield, the undersigned, a Notary Public of Davidson County, North Carolina, do hereby certify that **Kenneth R. Tucker** personally came before me this day and acknowledged that he is Member/Manager of **Triad Real Estate Investments, LLC**, a North Carolina Limited Liability Company, and duly authorized to do so, executed the foregoing instrument on behalf of the said company for the purposes stated herein.

Witness my hand and official seal, this the 30<sup>th</sup> day of May, 2018.



  
\_\_\_\_\_  
Notary Public  
My commission expires: 8-27-2018

SEAL/STAMP

## ADDENDUM "A"

DESC. 1:**215 Fayetteville Street, Winston-Salem, NC 27127****Parcel ID #6834-59-3191.000**

BEGINNING at a point in the West line of Lot 53 as shown on the Plat of Dixie Heights, said point being North 26 degrees 37 minutes 30 seconds East 44.00 feet from a point marked by an iron, the southwest corner of Lot 53 as shown on the Plat of Dixie Heights; thence running North 00 degrees 22 minutes West 32.00 feet to a point; thence running North 89 degrees 38 minutes East 16.3 feet to a point in the West line of said Lot 53; thence running along the West line of said Lot 53 South 26 degrees 37 minutes 30 seconds West 35.9 feet to the BEGINNING.

## Including:

BEGINNING at a point marked by an iron stake, the North corner of the intersection of Fayetteville Street and Dixie Broadway Street; running thence along the north side of Fayetteville Street North 57 degrees 41 minutes West 139.95 feet to a point in the North line of Fayetteville Street, said point being marked by an iron stake; thence running along the center of an old abandoned road, the following courses and distances: North 14 degrees 13 minutes West 88.00 feet, North 4 degrees 25 minutes West 103.2 feet to a point in the center of said road, said point being marked by an iron stake; thence running along the South line of the City of Winston-Salem's property, South 89 degrees 35 minutes East 294.52 feet to a point marked by an iron stake, the Northwest corner of Lot 52 as shown on the Plat of Dixie Heights; thence running South 26 degrees 37 minutes 30 seconds West 76.94 feet to a point; thence running South 89 degrees 38 minutes West 16.3 feet to a point; thence running South 00 degrees 22 minutes East 32.00 feet to a point; thence running South 26 degrees 37 minutes 30 seconds West 44.00 feet to a point in the North line of Dixie Broadway Street, said point being marked by an iron; thence running along the West line of Dixie Broadway Street, South 32 degrees 21 minutes West 143.07 feet to the BEGINNING, containing 48,860 square feet, more or less.

## Also including:

Fronting 66.8 feet on the North side of Dixie Broadway and extending back North 141.9 feet on the East line and Northeasterly direction 164.2 feet on the West line to an iron stake or pipe, the northwest corner of Lot 52. Being a triangular lot of land and being known and designated as Lot 53 as shown on Map of Dixie Heights as recorded in Plat Book 3, at Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2506, Page 79, Forsyth County Registry.**

DESC. 2:

**367 Dixie Broadway, Winston-Salem, NC 27127**

**Parcel ID #6834-69-2109.000**

BEGINNING at a stake on the North side of Dixie Broadway or Howard Avenue at the Southwest corner of Lot 37 on the Plat of Dixie Heights; thence running North 153.9 feet to a stake; thence Eastwardly 40 feet to a stake; thence South 154.7 feet to at stake in Dixie Broadway or Howard Avenue; thence West 40 feet to the BEGINNING. Being Lot no. 36 on the plat of Dixie Heights recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 17, to which reference is hereby made for an accurate description.

Also, being known and designated as Block 0817A, Lot 26, Forsyth County Tax Maps.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2684, Page 1600, Forsyth County Registry.**

DESC. 3:

**365 Dixie Broadway, Winston-Salem, NC 27127**

**Parcel ID #6834-69-1149.000**

BEING KNOWN AND DESIGNATED as Lots 37 and 38 on the Map of Dixie Heights recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for an accurate description.

**The above property was acquired by Grantor by Deed recorded in Deed Book 3123, Page 1453, Forsyth County Registry.**

DESC. 4:

**360 Dixie Broadway, Winston-Salem, NC 27127**

**Parcel ID #6834-69-0060.000**

BEGINNING at a stake on the South side of Dixie Broadway, or Howard Avenue, at the Northeast corner of Lot 18 as shown on the Plat of Dixie Heights; thence running South 133.7 feet to a stake; thence Eastwardly 40 feet to a stake; thence North 134.5 feet to a stake in the Dixie Broadway or Howard Avenue; thence West 40 feet to the BEGINNING. Being Lot 19 as shown on the Plat of Dixie Heights as recorded in Plat Book 3 at Page 17 in the Office of the Register of Deeds of Forsyth County, North Carolina.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2668, Page 3305, Forsyth County Registry.**

DESC. 5:

**355 Dixie Broadway, Winston-Salem, NC 27127  
Parcel ID #6834-69-0149.000**

BEING KNOWN AND DESIGNATED as Lot 40 as shown on the Plat of Dixie Heights recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for an accurate description.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2695, Page 3262, Forsyth County Registry.**

DESC. 6:

**349 Dixie Broadway, Winston-Salem, NC 27127  
Parcel ID #6834-59-9108.000**

BEING KNOWN AND DESIGNATED as Lots 43 and 44 as shown on the Plat entitled Dixie Heights, as recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2483, Page 3868, Forsyth County Registry.**

DESC. 7:

**320 Dixie Broadway, Winston-Salem, NC 27127  
Parcel ID #6834-59-5090.000**

BEING KNOWN AND DESIGNATED as Lot 7 as shown on the Map of Dixie Heights same being of record in Plat Book 3 at Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which Plat reference is hereby made for a more particular description.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2782, Page 3397, Forsyth County Registry.**

DESC. 8:

**319 Dixie Broadway, Winston-Salem, NC 27127**

**Parcel ID #6834-59-5168.000**

BEING KNOWN AND DESIGNATED as Lot 52 as shown on the map of Dixie Heights and recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map and plat reference is hereby made for more particular description.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2521, Page 372, Forsyth County Registry.**

DESC. 9:

**351 Dixie Broadway, Winston-Salem, NC 27127**

**Parcel ID #6834-59-9169.000**

Beginning at a point 527.4 feet from the intersection of Vargrave and Dixie Broadway Street running in a Northwardly direction 150.1 feet; thence Westwardly 40 feet; thence Southwardly 149.4 feet; thence Eastwardly 40 feet to the beginning, known as Lot No. 42 on plat of Dixie Heights, recorded in Book 348, Page 106 Register of Deeds Office of Forsyth County, same being a lot conveyed by C.M. Thomas and wife, Annie F. Thomas to Emma Scoff on the 26<sup>th</sup> day of June, 1924, and recorded in the Office of the Register of Deeds of Forsyth County, in Book 320, Page 284.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2138, Page 2803, Forsyth County Registry.**

DESC. 10:

**0 Dixie Broadway, Winston-Salem, NC 27127**

**Parcel ID #6834-69-0199.000**

BEGINNING at an iron stake on the North line of Dixie Broadway, (formerly Howard Street), the Southwest corner (formerly Howard Street) of Lot 38; running thence Westwardly with the North line of Dixie Broadway 40 feet to an iron stake, the Southeast corner of Lot No. 40; thence Northwardly with the East line of Lot No. 40 151.6 feet to an iron stake, the Northeast Corner of Lot No. 40; thence Eastwardly 40 feet to an iron stake, the Northwest corner of Lot No. 38 thence Southwardly with the West line of Lot No. 38 152.4 feet to the place of BEGINNING.

BEING KNOWN AND DESIGNATED as Lot 39 on the Map of Dixie Heights as recorded in Plat Book 3 at Page 17 in the Office of the Register of Deeds of Forsyth County, North Carolina.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2918, Page 872, Forsyth County Registry.**

DESC. 11:

**0 Dixie Broadway, Winston-Salem, NC 27127**

**Parcel ID #6834-59-6030.000**

BEING KNOWN AND DESIGNATED as Lot 8 as shown on the Map of Dixie Heights same being of record in Plat Book 3 at Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which Plat reference is hereby made for a more particular description.

**The above property was acquired by Grantor by Deed recorded in Deed Book 2782, Page 3397, Forsyth County Registry.**