


2019023532 00082

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$520.00

 PRESENTED & RECORDED:
06-20-2019 12:51:28 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPT

BK: RE 3466
PG: 3792-3795
SPECIAL WARRANTY DEED

 NORTH CAROLINA)
)
 FORSYTH COUNTY)

Drafted by: Scott T. Horn, Esq.
Return to: Rabil Box 35

Send future tax bills to property address

Excise Tax: \$520.00
Tax PIN: 6817-54-6161

Street Address: 2908 Reynolda Road, Winston-Salem, NC

THIS SPECIAL WARRANTY DEED made this 20th day of June, 2019, by and between:

DANIEL A. WINGO and MARJORIE E. WINGO,
 husband and wife, (hereinafter "**Grantor**"),
 having an address of 5441 Hanover Park Drive, Winston-Salem, NC 27103
 and

QIUXIA XU, (Unmarried)
 an individual resident of Forsyth County (hereinafter "**Grantee**")
 having an address of 3536 Yadkinville Road, Winston-Salem, NC 27106

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 herein conveyed does not include the primary residence of the Grantor.

This instrument prepared by: Scott T. Horn, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3133, Page 3437.

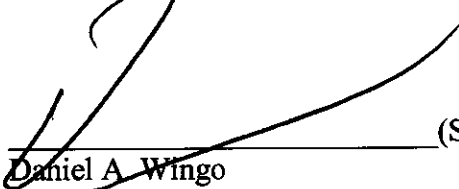
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging, to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to the exceptions hereinafter stated.

Title to the property hereinabove described is subject to all easements, rights of way and restrictions of record, if any, all zoning, building, development, and environmental laws, codes, rules, and regulations (including existing violations of the same), all matters of title which would be disclosed by an accurate inspection and survey of the land, and 2019 ad valorem taxes and subsequent years.

[SIGNATURES AND ACKNOWLEDGEMENTS FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year set forth below.

 (SEAL)
Daniel A. Wingo

 (SEAL)
Marjorie E. Wingo

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Daniel A. Wingo and Marjorie E. Wingo

Date: JUNE 20, 2019

 Notary Public
SCOTT T. HORN Printed Name

My commission expires: 10-6-21

(seal)

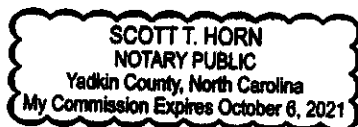


Exhibit A**Legal Description**

BEGINNING at a rebar located in the south right-of-way line of Reynolda Road (NC Highway 67), said beginning point also located in northeast corner of William Jeffrey Miller (DB 1428, PG 1567; DB 1853, PG 3624); running thence with the south right-of-way line of Reynolda Road South $51^{\circ} 37' 58''$ East 74.96 feet to a 1" pipe; running thence South $38^{\circ} 40' 44''$ West 180.96 feet to an angle iron; running thence North $51^{\circ} 43' 26''$ West 74.70 feet to a 3/4 inch pipe; running thence North $38^{\circ} 35' 41''$ East 181.07 feet to the point and place of Beginning, containing .311 acre, more or less, as shown on a survey entitled "Property of Kemp Land Management, LLC", by Foster-Bullard Associates, dated May 28, 1998, and designated as Job No. 1781-98A.