

2019028735 00173

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/23/2019 04:50:38 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3472
PG: 2886 - 2893

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

PIN: 6837-88-0833, 6837-02-8932, 6836-24-5096, 6837-88-7926, 6837-64-2420; 6835-76-7468; 6836-95-4486;
6836-74-8507; 6836-35-6792; 6836-83-0456; 6844-26-0966; 6845-27-8227; 6836-25-4648, 6844-37-2818,
6826-95-6485;

Mail/Box to: Grantee @ Mailing Address

Prepared by: Yuanyue Mu, a licensed North Carolina attorney; 901 Kildaire Farm Rd. Ste D5, Cary, NC 27511.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: multiple parcels acquired by Longway Real Estate Investment LLC

THIS DEED made this 23rd day July, 2019, by and between

GRANTOR

LONGWAY REAL ESTATE INVESTMENT LLC, a North Carolina Limited Liability Company;

GRANTEE

GOOD NEWS REAL ESTATE INVESTMENT LLC, a North Carolina Limited Liability Company;

PROPERTY ADDRESS: 1219 Motor Road, Winston-Salem, NC 27105; 204 Clayton Street, Winston-Salem, NC 27105; 2219 Greenway Avenue Northwest, Winston-Salem, NC 27105; 1318 Wentworth Road, Winston-Salem, NC 27105; 4223 Tise Ave. Winston-Salem, NC 27105; 124 N Jackson Ave. Winston-Salem, NC 27101; 1900 E TWENTY-FIFTH ST. Winston-Salem, NC 27105; 1513 E TWENTY-SECOND ST. Winston-Salem, NC 27105; 405 E TWENTY-FIFTH ST. Winston-Salem, NC 27105; 1812 and 1816 N Jackson AVE. Winston-Salem, NC 27105; 1307 Verdun ST.

*Winston-Salem, NC 27107; 2701 Old Greensboro RD. Winston-Salem, NC 27101;
2515 Greenway AVE. Winston-Salem, NC 27105; 1509 Donald ST. Winston-Salem,
NC 27107; 430 W Twenty-Fifth ST. Winston-Salem, NC 27105*

MAILING ADDRESS: 3815 Lochmora Pkwy, Durham, NC 27705

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 lots or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A, Exhibit B and Exhibit C.

The properties hereinabove described were acquired by Grantor by instruments recorded in:

Parcels in Exhibit A:

Tract 1: Book 3447, Page 855;

Tract 2: Book 3445, Page 1568;

Tract 3: Book 3345, Page 2246;

Tract 4: Book 3444, Page 2407;

Tract 5: Book 3447, Page 3328;

Tract 6: Book 3447, Page 2562;

Tract 7: Book 3459, Page 2464

Parcels in Exhibit B: Book 3445, Page 3304

Parcels in Exhibit C: Book 3445, Page 3301

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

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:

- Ad valorem taxes for 2019 and subsequent years not yet due and payable.
- Restrictive Covenants of record.
- Easements, rights of way, restrictions and encumbrances of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the date of the acknowledgment below but as of the day and year first above written.

LONGWAY REAL ESTATE INVESTMENT LLC

By: Wei Long
Wei Long, Manager Member

State of NC

County of Wake

I, Yuan Yue Mu, a Notary Public of the County and State aforesaid, hereby certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes therein and in the capacity indicated:

Wei Long, Manager Member of LONGWAY REAL ESTATE INVESTMENT LLC.

Witness my hand and notarial stamp or seal this 23rd day of July, 2019

My Commission Expires: 02/26/2022



[Signature]
Notary Public

EXHIBIT A**Tract 1:**

BEGINNING at an Iron Pin, said Pin being located in the Southwestern most corner of the Phillip M. & Laurie H. Smith property as recorded in Deed Book 2100, Page 399 of the Forsyth County Registry, and also being located 311.11 Feet from a Nail bearing North 77°46'28" West from the approximate centerline intersection of Baux Mountain Road and Motor Road; thence North 83°52'04" West 64.67 Feet to an iron pin; thence North 06°22'38" East 204.80 feet to an Existing Iron Pipe; thence South 84°25'09" East 58.34 Feet to an Existing Pipe; thence South 04°36'30" West 205.44 Feet to the Point and Place of Beginning, consisting of .29 Acres according to a survey dated February 14, 2019 and being prepared for Longway Real Estate Investment, LLC by Joseph G. Stutts, PLLC.

Tax Parcel Number: 6837-88-0833

Property Address: 1219 Motor Road, Winston-Salem, NC 27105

Tract 2:

BEGINNING at a point in the southwest line of Clayton Street, said point being 115 feet southeastwardly from the South intersection of Clayton Street and Parkwood Avenue, running thence in a southwestwardly direction along the sougtheast line of Lot No. 25; a distance of 145 feet to a point, the South corner of Lot No. 25; thence in a southeastwardly direction along the back line of Lot No. 7, a distance of 60 feet to a point; the West corner of Lot No. 27; thence Ina northeastwardly direction along the northwest line of Lot # 27, a distance of 145 feet to a point in the southwest line of Clayton Street; thence in a northwestwardly direction along the southwest line of Clayton Street a distance of 60 feet to the point of **BEGINNING**.

BEING lot No. 26 as shown on the map entitled "Forest Hill" made by J. E. Ellerbe, C.E. and recorded in the Office of the Register of Deeds of Forsyth County, in Plat Book 4, Page 126.

PIN: 6837-02-8932

Property Address: 204 Clayton Street, Winston-Salem, NC 27105

Tract 3:

BEGINNING at an iron stake on the east side of Greenway Avenue and being the southwest corner of Lot No. 3 of the map of Greenway Place as recorded in Plat Book 4, Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina, and running thence along Greenway Avenue North 5725' West 60 feet to an iron stake; thence North 3546' East 122.80 feet to an iron stake; thence North 5853' West 60 feet to an iron stake on the south side of Fairway Avenue; thence running along Fairway Avenue North 3435' East 10 feet to an iron stake; thence South 5846' East 110.50 feet to an iron stake; thence South 3130' West 133.50 feet to an iron stake; the Point and Place of Beginning and Being all of Lot No. 4 in Block B and s strip of land 10 feet wide and 60.50 fee long of all the extreme North portion of Lot No. 5 in Block B as shown on the above mention map.

Tax Parcel Number: 6836-24-5096

Property Address: 2219 Greenway Avenue Northwest, Winston-Salem, NC 27105

Tract 4:

BEING KNOWN AND DESIGNATED as Lot 1, containing 4,943 square feet, more or less, as shown on the "MAP SHOWING SUB-DIVISION OF PROPERTY of R. M. COX AND W. A> MARTIN" as recorded in Plat Book 11 at Page 37, Forsyth County Registry, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6837-88-7926

Property Address: 1318 Wentworth Road, Winston-Salem, NC 27105

Tract 5:

BEING known and designated as Lot No. 294 on the Plat of the Ogburn Realty Company Property know as "Montview", recorded in Plat Book 1, Page 106, Register of Deeds Office of Forsyth County, NC, and for a more particular description reference is hereby made to said Plat.

Tax Parcel Number: 6837-64-2420

Property Address: 4223 Tise Ave. Winston-Salem, NC 27105

Tract 6:

BEING know and designated as Lot No. 13, Block N, as shown on the map of Section 4, Morningside Manor as recorded in Plat Book 19, Page 14 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: 6844-37-2818.000

Property Address: 1509 Donald ST. Winston-Salem, NC 27107

Tract 7:

BEING know and designated as Lot No. 48 and 49 of the Plat of Alta Vista as recorded in Plat Book 4 at Page 208, Forsyth County Registry, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6826-95-6485.000

Property Address: 1509 Donald ST. Winston-Salem, NC 27107

Exhibit B

Tract 1:

BEING KNOWN AND DESIGNATED as Lot 80 as shown on the plat of East Winston Development Company, as recorded in Plat Book 2, Page 72, 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: 6835-76-7468.000

Property Address: 124 N. Jackson Avenue, Winston-Salem, NC 27101

Tract 2:

BEING KNOWN AND DESIGNATED as Lot 69 as shown on the map of Alexander Heights, as recorded in Plat Book 1, Page 36, 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: 6836-95-4486.000

Property Address: 1900 E. 25th Street, Winston-Salem, NC 27105

Tract 3:

BEING KNOWN AND DESIGNATED as Lot 21 as shown on the plat of Fairview Heights as recorded in Plat Book 3, Page 27A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description. This Lot is located on the North side of East 22nd Street between parallel lines a distance of 150 feet to an alley.

Tax Parcel Number: 6836-74-8507.000

Property Address: 1513 E. 22nd Street, Winston-Salem, NC 27105

Tract 4:

Beginning at an iron stake in the north line of Twenty-Fifth Street 50 feet east of the northwest intersection of Twenty-Fifth Street and Glenn Avenue and running thence north along the east of Lot No. 6, 150 feet to an iron stake in the south line of a 10 foot alley; thence east along the line of said alley 50 feet to an iron stake; thence south along the west line of Lot No. 8, 150 feet to an iron stake in the north line of Twenty-Fifth Street; thence west along the north line of Twenty-Fifth Street 50 feet to place of beginning. Being known and designated as Lot No. 7, Block 9, as shown on map of "Bon Air" as made by J. E. Ellerbe, C. E. and recorded in the Office of Register of Deeds, Forsyth County, in Plat Book 3, Page 25. (Incorrectly designated as Plat Book 3, Page 257 in previous Deeds.)

Tax Parcel Number: 6836-35-6792.000

Property Address: 405 E. 25th Street, Winston-Salem, NC 27105

Tract 5:**Tax Block 1470, Lot 101**

BEGINNING at a point on the West side of present line of Jackson Avenue, said point of beginning being 23.8 feet East of the Southeast corner of Lot 285, running thence West 123.8 feet to a point on the East side of a ten foot alley, also being the Northwest corner of Lot No. 286, thence North along the East side of said alley 41.92 feet to a point, said point being 9.08 feet South of the Southwest corner of Lot No. 284, thence East along the line parallel to the South line of Lot No. 284, 127 feet more or less to the West line of Jackson Avenue, thence South along the West line of Jackson Avenue 41.92 feet to the place of BEGINNING, being known as Lot No. 285 as set out upon the Map showing property deeded D.H. Blair by Park Place, Inc. recorded in Plat Book 6, at Page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina (with the exception of 9.08 feet off the North side of said lot) and also a strip of land along the East side of said Lot No. 285 as described in that Deed from the City of Winston-Salem recorded in Deed Book 409, at Page 82, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Block 1470, Lot 102

BEGINNING at an iron stake in the West right of way line of Jackson Street, said iron also being located at the Southeast corner of the property of Grantors as described in Deed Book 548, Page 448, and also being the Southeast corner of Lot 102, Block 1470, Forsyth County Tax Maps (1981) and running thence along the South line of said Lot 102, North 84 deg. 48' West 126.60 feet to an iron; thence North 2 deg. 06' 52" East 44.67 feet to an iron; thence along a new line South 84 deg. 11' 14" East 130.41 feet to an iron in the West right of way line of Jackson Street; thence with the West right of way line of Jackson Street, South 7 deg. 00' West 45 feet to the point and place of BEGINNING and being the southern portion of property conveyed to Grantor, Sidney C. Royal, in Deed Book 548, Page 448, Forsyth County Registry and also being shown on unrecorded survey made by United Limited on December 29, 1981, and further being known as the majority of Lot 284, and a small portion of Lot 285, as set out upon the Map showing property deeded D.H. Blair by Park Place, Inc., recorded in Plat Book 6, at Page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Parcel Number: 6836-83-0456.000

Property Address: 1812 and 1816 N. Jackson Avenue, Winston-Salem, NC 27105

Exhibit C**Tract 1:**

BEGINNING at a point in the North line of Verdun Street, which point is 250 feet East of the Northeast intersection of Longview Drive and Verdun Street, and running North 4 deg. 30' East and along the East line of Lot No. 35, 140 feet to a point; thence South 85 deg. 30' East 50 feet; thence South 4 deg. 30' West and along the West line of Lot No. 33, 140 feet to the North line of Verdun Street; thence North 85 deg. 30' West and along the North line of Verdun Street, 50 feet to the place of beginning. Being known and designated as Lot No. 34, Map of Longview Development No. 1, recorded in Plat Book 2, Page 87, Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Parcel Number: 6844-26-0966.000

Property Address: 1307 Verdun Street, Winston-Salem, NC 27107

Tract 2:

Beginning at an existing iron stake in the northern right-of-way line of Old Greensboro Road, said beginning point being also known and designated as the southwest corner of the Mid-Huff Investments, Inc. property described in Deed Book 1874, Page 2601, Forsyth County Registry (also known as Tax Lot 8, Block 1931), and thence from said beginning point with the northern right-of-way line of Old Greensboro Road, South 87 Degrees 20 Minutes 24 Seconds West 70.34 Feet to an iron placed, and said iron being the northeast corner of the intersection of Old Greensboro Road and Edna Street, and said point being further described as North 07 Degrees 15 Minutes 12 Second East 40.28 Feet from the center of said intersection; thence with the eastern right-of-way line of Edna Street, North 32 Degrees 16 Minutes 45 Seconds West 58.14 Feet to an existing iron pipe, said iron pipe being the southwest corner of the property of AMRISCO Residential Mortgage Company described in Deed Book 2076, Page 3288, Forsyth County Registry; thence with the southern boundary line of the said AMRISCO Residential Mortgage Company property, North 57 Degrees 46 Minutes East 61.70 Feet to a point in the western boundary line of the Mid-Huff Investments, Inc. property as aforesaid; thence with the western boundary line of the Mid-Huff Investments, Inc. property, South 31 Degrees 56 Minutes 26 Seconds East 92.84 Feet to the point and place of beginning as shown on a survey dated December 27, 1999 by Daniel W. Donathan, Professional Land Surveyor.

The above-described property being Tax Lot 9D, Block 1931 of Forsyth County Tax Maps as the same are now constituted.

Tax Parcel Number: 6845-27-8227.000

Property Address: 2701 Old Greensboro Road, Winston-Salem, NC 27101

Tract 3:

BEING KNOWN AND DESIGNATED as Lot No. 14 and 15A, Block K, shown on the Map of Greenway Place, recorded in Plat Book 4, Page 73, 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: 6836-25-4648.000

Property Address: 2515 Greenway Avenue, Winston-Salem, NC 27105