

202006347 00034

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$4200.00

PRESENTED & RECORDED
02/14/2020 09:46:41 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3508
PG: 107 - 114

NORTH CAROLINA GENERAL WARRANTY DEED

Stamps \$4,200.00

Tax Parcel Number: 6844-99-7638.00, 6844-89-7751.00 and 6854-09-3528.00

Return after recording to: Satterfield Law, PLLC
Mail tax bills to Grantee: 304 E Washington, Mebane, NC 27302
This instrument was prepared by: D. Barrett Burge, Esq.

Brief description for the Index: 6844-99-7638.00, 6844-89-7751.00 and 6854-09-3528.00

THIS DEED, made this the 12th day of February, 2020, by and between **D. Barrett Burge, Executor of the Estate of William L. Beam, and Sherry Beam Richardson (unmarried), Sandra Beam Ashburn (a/k/a Sandra Beam Ashworth) and husband, Terry Ashburn and Ralph Jeffrey Kirk (unmarried), devisees, and Willow Cove Properties, LLC** hereinafter referred to as **Grantor**; and, **TRG Capital, L.L.C.**, a NC limited liability company hereinafter referred to as **Grantee**, mailing address is 304 E Washington Street, Mebane, NC 27302

WITNESSETH:

WHEREAS, **William L. Beam** (hereinafter referred to as Decedent) died on July 22, 2019 in Forsyth County, NC seized of a portion of the property described in fee simple below. The Decedent died testate and D. Barrett Burge qualified as Executor on July 24, 2019. Willow Cove Properties, LLC also owns a portion of the property described in fee simple below.

NOW, THEREFORE, 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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See the legal description attached hereto as Exhibit A and attached survey of the lot attached hereto as Exhibit B.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [x] include the primary residence of the Grantor(s).

Submitted electronically by Satterfield Law PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by* Decedent by instruments recorded in Book 3400 Page 1622 and Book 3381, Page 1867, Forsyth County Register of Deeds. See Estate File 19E1224 FCC

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 Grantors have duly executed the foregoing as of the day and year first above written.

D. Barrett Burge (SEAL)
D. Barrett Burge, Executor

* Willow Cove Properties, LLC in Book 3044, Page 3732 and by the

State of North Carolina, County of Forsyth

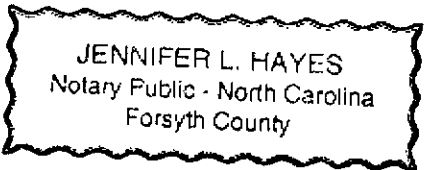
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **D. Barrett Burge, Executor**

Date: 10/7/19

Jennifer L. Hayes
Notary Public

Jennifer L. Hayes
printed or typed name of notary public

My Commission Expires: 11-18-2020



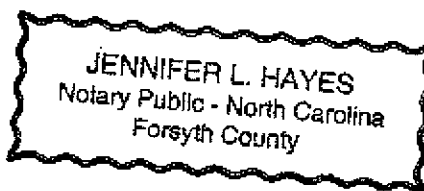
Sherry Beam Richardson (SEAL)
Sherry Beam Richardson

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: **Sherry Beam Richardson**

Date: 10/8/19

Jennifer L Hayes
Notary Public
Jennifer L Hayes
printed or typed name of notary public



My Commission Expires: 11-18-2020

Sandra Beam Ashburn (SEAL)
Sandra Beam Ashburn

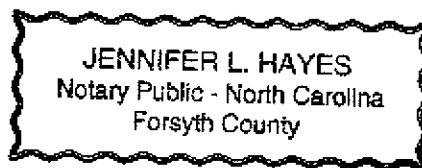
Terry Ashburn (SEAL)
Terry Ashburn

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: **Sandra Beam Ashburn and husband, Terry Ashburn**

Date: 10/8/19

Jennifer L Hayes
Notary Public
Jennifer L Hayes
printed or typed name of notary public



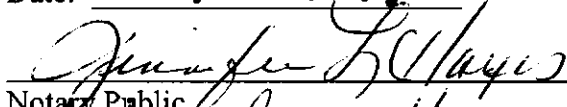
My Commission Expires: 11-18-2020

 (SEAL)
Ralph Jeffrey Kirk

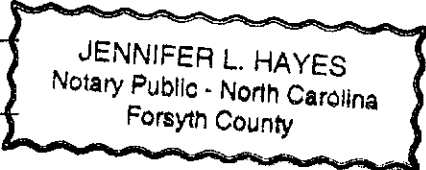
State of North Carolina, County of Forsyth

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: **Ralph Jeffrey Kirk**

Date: 10/8/2019


Notary Public

Jennifer L. Hayes
printed or typed name of notary public



My Commission Expires: 11-18-2020

Willow Cove Properties, LLC

By: *Ralph Jeffrey Kirk* (SEAL)
Ralph Jeffrey Kirk, Mbr/Mgr

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 voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Ralph Jeffrey Kirk Member/Manager, of William Cove Properties, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 10/25/19

Jennifer L Hayes

Jennifer L Hayes, Notary Public

My Commission Expires: 11-18-2020

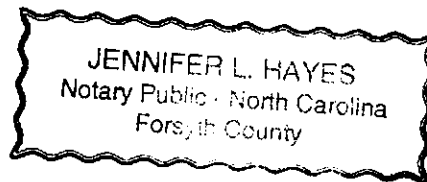


EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at an existing iron pin in the southern right-of-way of Reynolds Park Road, a 60' public right-of-way, said iron pin being in the northwest corner of the property now or formerly owned by Gospel Light Baptist Church (see Deed Book 2814, Page 4245) and the northeast corner of Lot "A" as depicted in Plat Book 66, Page 13 (said Lot "A" being a portion of the property described herein); thence along the western line of the Gospel Light Baptist Church property the following two (2) courses and distances: (i) South 05° 52' 47" East 240.49 feet to a point and (ii) South 05° 52' 47" East 150.57 feet to an existing iron pin, said iron pin being in the northeastern corner of the property now or formerly owned by Wilcohes LLC (see Deed Book 2436, Page 998); thence along the northern line of the Wilcohes property the following two (2) courses and distances: (i) South 78° 08' 17" West 153.43 feet to an existing iron pin and (ii) South 78° 20' 05" West 225.79 feet to an existing iron pin in the southern boundary line of Reid Street, a 40' public right-of-way; thence along the eastern boundary line of Reid Street, North 16° 53' 06" West 39.23 feet to an existing iron pin, said iron pin being in the northern boundary line of Reid Street; thence along the northern boundary line of Reid Street, South 78° 48' 53" West 149.96 feet to an existing iron pin; thence North 11° 47' 40" West 200.00 feet to an existing iron pin in the northeastern corner of Lot 25 of the C. C. Reid Property (see Plat Book 3, Page 86); thence with the northern boundary lines of Lots 25, 24, 23, 22, 21 & 20 of the C. C. Reid Property South 77° 51' 00" West 300.00 feet to an existing iron pin, said iron pin being in the northwest corner of Lot 20 of the C.C. Reid Property and the northeast corner of the right-of-way of Cole Road (formerly Smith Street), a 40' public right of way; thence continuing along the northern boundary of Cole Road and the northern boundary of Lots 19, 18, 17, 16 & 15 of the C. C. Reid Property South 77° 33' 11" West 289.14 feet to an existing iron pin; thence continuing along the northern boundary of Lots 14, 13, 12, 11, 10, 9, 8 & 7 of the C. C. Reid Property, the northern boundary of a 40' public right-of-way known as Weavil Street and the northern boundary of Lots 6, 5, 4, 3, 2 & 1 of the C. C. Reid Property, South 78° 36' 12" West 712.30 feet to an existing iron pin, said iron pin being in the common corner of the property now or formerly owned by Pedro Aguilera et ux (see Deed Book 2976, Page 524), the property now or formerly owned by Rakib Razzak et ux (see Deed Book 1662, Page 3597) and Lot 1 of the C. C. Reid Property; thence along Aguilera's eastern line North 04° 38' 44" West 53.70 feet to an existing iron pin, said iron pin being in the southeastern corner of property owned by Winifred J. Hauser (see Deed Book 1849, Page 3608); thence along the eastern line of Hauser and continuing with the eastern line of those properties now or formerly owned by Thelma D. Ansley (see Deed Book 2401, Page 1007) and Sean S. Sizemore et ux (see Deed Book 1629, Page 3417), North 03° 23' 52" East 344.87 feet to an existing iron pin, said iron pin being in the northeastern corner of the Sizemore property; thence along Sizemore's northern line N 86° 29' 48" West 276.51 feet to an existing iron pin in the eastern right-of-way line of Salem Lake Road, a 60' public right-of-way; thence along the eastern line of Salem Lake Road the following three (3) courses and distances: (i) North 01° 40' 34" East 360.66 feet to a point, (ii) a curve to the right having a radius of 925.00 feet, an arch length of 240.82 feet and a chord bearing and distance of North 05° 46' 57" West 240.14 feet to a point and (iii) North 13° 14' 27" West 108.94 feet to a nail found in the southern right-of-way line of Rhue Road, a 50' public right-of-way; thence along Rhue Road and

the property now or formerly owned by Sylvia H. Sanford (see Deed Book 822, Page 33 and Deed Book 1244, Page 167) South $86^{\circ} 13' 24''$ East 788.76 feet to an existing iron pin, said iron pin being in the southeast corner of the Sanford property (see Deed Book 1244, Page 167); thence along Sanford's eastern boundary line North $06^{\circ} 13' 14''$ East 179.63 feet to an existing iron pin, said iron pin being in the southern property line of property now or formerly owned by Jacque Lopez (see Deed Book 3417, Page 4260); thence along the southern and eastern boundary lines of the Lopez property the following two (2) courses and distances: North $85^{\circ} 15' 46''$ East 130.92 feet to an existing iron pin and (ii) North $42^{\circ} 38' 16''$ East 184.90 feet to an existing iron pin, said iron pin being in the southern right-of-way line of Reynolds Park Road; thence along Reynolds Park Road South $50^{\circ} 15' 19''$ East 196.51 feet to an existing iron pin, said iron pin being in the northwestern corner of the property owned by Ronnie L. Masten (see Deed Book 161, Page 174); thence along Masten's western boundary line South $01^{\circ} 56' 04''$ West 21.46 feet to an existing iron pin, said iron pin being in the southwestern corner of the Masten property; thence along Masten's southern boundary line South $86^{\circ} 08' 56''$ East 28.91 feet to an existing iron pin, said iron pin being in the southern right-of-way line of Reynold Parks Road; thence along the southern line of Reynolds Park Road South $50^{\circ} 13' 52''$ East 364.10 feet to a railroad spike, said railroad spike being located South $55^{\circ} 08' 13''$ West 62.22 feet from a fire hydrant located in the northern boundary line of Reynolds Park Road; continuing thence with the southern line of Reynolds Park Road the following three (3) courses and distances: (i) South $50^{\circ} 17' 05''$ East 77.23 feet to a railroad spike, (ii) South $50^{\circ} 15' 54''$ East 479.16 feet to a point, said point being in the northwestern corner of Lot "A" as depicted in Plat Book 66, Page 13 and (iii) South $50^{\circ} 15' 54''$ East 200.00 feet to an existing iron pin, said iron pin being the POINT AND PLACE OF BEGINNING, and being 42.49767 acres, more or less, according to that Combination Survey Prepared for Frank Ascott by Thomas A. Riccio of Thomas A. Riccio and Associates, PLS-2815, dated February 10, 2020 and signed on February 11, 2020, bearing Drawing Number 20034.

