

**2020007030 00058**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1570.00**

PRESENTED & RECORDED  
 02/20/2020 10:38:40 AM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON  
 DPTY

**BK: RE 3508****PG: 3667 - 3670****NORTH CAROLINA SPECIAL WARRANTY DEED****Excise Tax: \$1,570.00**

Parcel Identifier No. 6835-85-5099 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: **GRANTEE**

This instrument was prepared by: Kenneth C. Haywood, of Howard, Stallings, From, Atkins, Angell & Davis, P.A.,  
PO Box 12347, Raleigh, NC 27605

Brief description for the Index: 1.61 acres +/-, Lowery Street,

THIS DEED made this 28th day of January, 2020, by and between

GRANTOR	GRANTEE
LAX PROPERTIES, LLC, a North Carolina limited liability company  909 Elbridge Drive Raleigh, NC 27603	HB WINSTON 1, LLC, a North Carolina limited liability company  PO Box 2370 Indian Trail, NC 28079

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

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

629033.TLB.FIRM.ADMIN

NC Bar Association Form No. 6 © 1/1/2010

Printed by Agreement with the NC Bar Association

submitted electronically by "Hinson Faulk, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3006, page 2294, Forsyth County Registry.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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, other than the following exceptions:

- 1) Ad valorem taxes or assessment for the year 2020, and subsequent years not yet due or payable
- 2) Enforceable easements, covenants, restrictions, rights of way, and other matters of record affecting the property.

[SIGNATURES ON FOLLOWING PAGE]

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

LAX PROPERTIES

a North Carolina limited liability company

BY: \_\_\_\_\_

Name: David Laxton

Title: Manager

STATE OF North Carolina

COUNTY OF WAKE

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 therein and in the capacity indicated: David Laxton.

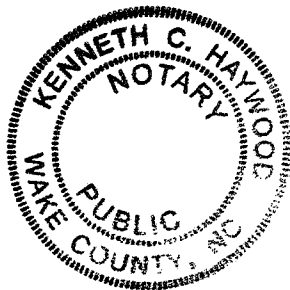
Date: January 28, 2020 Notary Public: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Kenneth C. Haywood

[Affix Notarial Stamp or Seal] My Commission Expires: \_\_\_\_\_

11-27-2021



## EXHIBIT A

BEGINNING at an iron stake in the southerly right of way (R/W) line of Lowery Street, said iron being the northeast corner of Tax lot 118, Tax Block 544 (W. Stokes Huff; D.B. 1738, P. 1710); thence along said southerly R/W line as it curves to the left, a chord bearing and distance of South 88 deg. 39 min. 43 sec. East 41.22 feet (with a radius of 858.51' and a length of 41.23') to an iron stake; thence continuing along said R/W line, South 88 deg. 57 min. 13 sec. East 275.77 feet to an iron stake in the westerly line of Tax Lot 107-K, Tax Block 2440 (Dimmette Realty Co., D.B. 1693 at P. 623); thence along said line South 01 deg. 03 min. 40 sec. West 260.13 feet to a point at the center of a sanitary manhole cover; thence along a new line crossing the Grantor, North 75 deg. 12 min. 12 sec. West 357.05 feet to an iron stake, a new corner in the easterly line of aforesaid Lot 118; thence along said line North 10 deg. 42 min. 54 sec. East 178.00 feet to the BEGINNING. Containing 1.6733 Ac.

Subject to an easement to the City of Winston-Salem for the purpose of construction, maintaining, repairing, and replacing utilities of whatever nature or kind, which easement is described as follows: BEGINNING at the same iron as described above and following the first three (3) calls thereof; thence crossing the Grantor as follows: North 75 deg. 12 min. 12 sec. West 41.18 feet; North 01 deg. 03 min. 42 sec. East 235.34 feet; North 88 deg. 57 min. 13 sec. West 279.58 feet to a point in the aforesaid easterly line of Lot 118; thence along said line North 10 deg. 42 min. 54 sec. East 15.43 feet to the BEGINNING; and

Subject to an easement and right of way for ingress, egress and regress (including but not limited to the right to construct, maintain, repair and replace a roadway in connection therewith) and for the purpose of constructing, maintaining, repairing, and replacing utilities of whatever nature or kind, being 20.00 feet in width and lying adjacent to and east of, and parallel with the last call of the 1.6733 Ac. Parcel described hereinbefore to the city of Winston-Salem.

The above described being a portion of that property now recorded in DB 1710 at Page 2359, and designated as Tax lot 202, Tax Block 2440. For more particulars see Map No. P-619 on file in the Public Works Records Center, Winston-Salem City Hall.

Property also known as 1674 Lowery Street N., Winston-Salem, NC