

2020020692 00155FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$176.00PRESENTED & RECORDED
05/22/2020 02:05:12 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY**BK: RE 3526**
PG: 1286 - 1288**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$176.00

Parcel Identifier No. 6837-89-6054.000 Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: _____

This instrument was prepared by: *David T. Kasper, 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.*

Brief description for the Index: _____

THIS DEED made this 22 day of May, 2020, by and between

GRANTOR

GRANTEE

Edwards Property Management, LLC
A North Carolina Limited Liability Company**Gregory Brandon Holt and wife**
Tamela Sue Cox**Property Address:**
4615 Baux Mountain Road
Winston Salem, NC 27105

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, parcel of land or condominium unit situated in the City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3234 Page 918.

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

Grantor conveys this property as part of the winding up of its business pursuant to NCGS 57D-6-07.

submitted electronically by "Kasper & Payne, 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.

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:

Easements and Restrictions of record, if any, and current years Ad Valorem Taxes.

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

EDWARDS PROEPRTY MANAGEMENT, LLC

By: *Bill R. Edwards* (SEAL)
Bill R. Edwards, Member/Manager

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that **BILL R. EDWARDS** personally came before me this day and acknowledged that he is Member/Manager of **EDWARDS PROPERTY MANAGEMENT, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 22 day of May, 2020.

My Commission Expires: 11/21/2022
(Affix Seal)

Melanie J. Snow
Notary Public
Printed Name: Melanie J. Snow

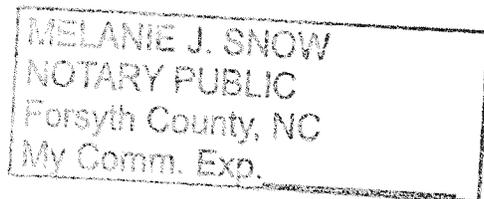


Exhibit A

BEGINNING at a 1/2" iron rebar in the Baux Mtn. Road public right of way at the Northern corner of property owned now or formerly by Gertrudis Aguilar (DB 2843, PG 4163, PIN 6837-88-6927.00), thence from said point of beginning on a curve to the right along the Baux Mtn. Road public right of way with a radius of 995.00', length of 144.62', chord 144.49' North 50°57'45" East to an iron at the Western corner of property owned now or formerly by Douglas McHenry (DB 2379, PG 090, PIN 6837-89-7131.00), thence along the McHenry line South 34°29'35" East 128.62 feet to an iron, thence South 44°49'18" West 9.23 feet to a 1/2" iron rebar in the northern property line of property owned now or formerly by Good News Real Estate Inv. LLC (DB 3472, PG 2886, PIN 6837-88-7926.00), thence along the Good News Real Estate Inv LLC and Aguilar lines North 83°07'05" West 179.85' to a 1/2" iron rebar, the point and place of Beginning, containing 10,171 square feet by coordinate computation. All according to a Survey for Greg Holt and Tamela Cox, dated April 27, 2020, drawn by Kenneth L. Foster, PLS 2552, of Kenneth L. Foster & Assoc. PA, job no. 3815-20A.