

2020029678 00063

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

\$58.00

PRESENTED & RECORDED

07/15/2020 11:27:50 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3537

PG: 3618 - 3620

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 58.00

Parcel Identifier No. 6836-71-5584.00 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: T. Dan Womble, Attorney, 3802A Clemmons Road, Clemmons, NC 27012

Brief description for the Index: LOT 40, Oakdale, PB 8, PG 93, a/k/a 1300 N. Dunleith Ave., W.S., NC 27101

THIS DEED made this 15th day of July, 2020, by and between

GRANTOR

GRANTEE

Walter E. Morrow and
Karen B. Morrow
418 Horace Mann Ave
Winston-Salem, NC 27104

Essential Properties NC, LLC
3225 McLeod Drive, #100
Las Vegas, NV 89121

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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3270 page 312. 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 8 page 93 .

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. 2020 property taxes to be prorated and paid by Grantee..

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

 (Entity Name) (SEAL)

By: _____ Print/Type Name: Walter E. Morrow

Print/Type Name & Title: _____ (SEAL)
Karen B. Morrow

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth Davie and State aforesaid, certify that Walter E. Morrow and Karen B. Morrow personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of July, 2020.

My Commission Expires: _____
 (Affix Seal)

T. DANIEL WOMBLE
 NOTARY PUBLIC
 Davie County
 North Carolina
 My Commission Expires August 5, 2023

T. Daniel Womble Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20_____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at a point on the west side of Dunleith Ave., formerly Sheppard Street, the southeast corner of Lot 39; running thence along the south line of Lot 39 west 115 feet to a point on the east side of an alley; thence along the east side of said alley south 50 feet to a point, the northwest corner of Lot 41; thence along the north line of Lot 41 east 115 feet to a point on the west side of Dunleith Avenue; thence along the west side of Dunleith Avenue north 50 feet to the place of BEGINNING; Being Lot 40 as shown on the map of Oakdale as recorded in Deed Book 97, Page 584 and Plat Book 8, Page 93, Office of Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed to Mrs. J. G. Nessick from Eva Sewell Browder and her husband, B. R. Browder recorded in Deed Book 541, page 296.

Reference: DB 1504, Page 720.

1300 Dunleith Ave.; Winston-Salem, NC 27105

Lot No. 40; Block 1395