

2020030174 00075

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

\$600.00

PRESENTED & RECORDED

07/17/2020 10:01:48 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3538

PG: 1956 - 1960

SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

Drawn by: Scott T. Horn, Esq.
Return to: Holton Law Firm Box ____

Excise Tax: \$600.00

Tax PIN: 6834-49-6567

Street Address: 179 Waughtown Street, Winston-Salem, NC 27127

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

FAIRPANN, LLC,

a North Carolina limited liability company,

having an address of 927 Belvedere Court, Winston-Salem, NC 27127

(hereinafter referred to as "**Grantor**");

and

JOSHUE ALVAREZ, married,

and FREDY ALVAREZ, unmarried

having an address of 179 Waughtown Street, Winston-Salem, NC 27127

(hereinafter referred to collectively as "**Grantee**");

WITNESSETH:

That the Grantor has and by these presents does grant, bargain, and convey unto the Grantee in fee simple, all those tracts or parcels of land, and all fixtures, improvements, betterments, rights, and appurtenances thereto, being situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

This instrument prepared by: Scott T. Horn, 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.

Submitted electronically by "Holton Law Firm"
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 herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2485, Page 4477.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges, rights, and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that it is seized of said 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 to the property described herein against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to all those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed, or caused this instrument to be executed by its duly authorized representative, as of the day and year first above written.

[SIGNATURE AND ACKNOWLEDGEMENT FOLLOWS]

Signature page to
Special Warranty Deed
by and between
FAIRPANN, LLC
and

JOSHUE ALVAREZ AND FREDY ALVAREZ

FAIRPANN, LLC

By: Lorris O. Pannell (seal)
Lorris O. Pannell, Manager

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 therein and in the capacity indicated: Lorris O. Pannell.

Date: July 15, 2020

Ann Johnston
Printed Name: Ann Johnston, Notary Public

My commission expires: March 26, 2025

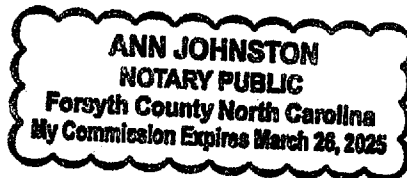


Exhibit A

BEING located in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the Northern right-of-way line of Fayetteville Street with the Northern right-of-way line of Waughtown Street and running thence North 33 deg. 43 min. East 221.5 ft. to a point; thence North 84 deg. 53 min. East 133 ft. to a point; thence South 34 deg. 33 min. West 281.8 ft. to a point in the Northern right-of-way line of Fayetteville Street; thence along said Northern right-of-way line of Fayetteville Street North 57 deg. 03 min. West 117.5 ft. to the place of BEGINNING. Being a portion of a certain tract formerly owned by N.E. Brewer Company, and later conveyed to the Epes Investment Company, Inc. See Deed Book 811, Page 258, Forsyth County Registry.

Exhibit B

Exceptions to Title

1. Ad valorem property taxes for 2020 and all subsequent years.
2. All matters that would be disclosed by a physical inspection and accurate survey of the subject property.
3. All zoning ordinances affecting the subject property.
4. All easements, rights-of-way, and restrictions of record.