



2020037753 00015

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8.00

PRESENTED & RECORDED:
08-28-2020 08:25:04 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3547
PG: 3570-3572

Original to: *Keith Burton*

SPECIAL WARRANTY DEED

Excise tax: \$8.00

PREPARED BY: Shaquila Byrd

MAIL TO Grantee: 533 Freewood Rd.
Lexington, NC 27295

No Title Search Requested or Performed

Property Address: 2329 Dunbar St.

Tax Parcel: 6846-13-1242.00

Not Grantors Primary Residence

THIS DEED, Made this 28th day of August, 2020, by **LEE NAILS HEALTH BEAUTY, LLC, a Pennsylvania Limited Liability Company**, party of the first part, and **Keith Burton**, party of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to her paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, and the heirs and assigns of said party of the second part, all his interests in that certain lot or parcel of land situated in the county of FORSYTH, State of North Carolina, more particularly described as follows, to wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and the heirs and assigns I said party forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that he is seized of said premises in fee and has the right to convey same in fee simple; that he will WARRANT AND DEFEND The said title to the same against the claims of all persons claiming by, through and under him.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal, the day and year first above written.

LEE NAILS HEALTH BEAUTY, LLC

Shaquila Byrd
By: Shaquila Byrd/Manager

State of Pennsylvania
County of Carbon

I, Susan Sproule, The undersigned Notary Public of County and State aforesaid, certify that the following person (s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing documents for the purpose stated herein and in the capacity indicated; Shaquila Byrd, Member/Manager Of Lee Nails Health Beauty, LLC, a Pennsylvania Limited Liability Company

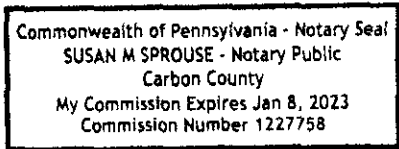
WITNESS my hand and official stamp or seal, this 20th day of August, 2020

My commission expires: 01/08/2023

[Signature]
Notary Public Signature

Susan M. Sproule
Notary printed or typed name

SEAL



SPECIAL WARRANTY DEED

EXHIBIT A

Tax ID#: 6846-13-1242

Address 2329 Dunbar Street, Winston Salem, N.C 27105

Legal Description: Being Known and Designated as Lot 214 as shown on the Plat of FOURTEENTH STREET DEVELOPMENT as recorded in Plat Book 2, Page 32-A in the Office of Register of Deeds of FORSYTH County, North Carolina, to which reference is hereby made for a more particular description. Being that lot described in Book 1719, Page 645 of the FORSYTH Registry and being informally known as 2329 Dunbar Street, Winston-Salem, NC, Also being shown as Parcel #6846-13-1242 on Forsyth County tax maps.