

**2020047008 00253**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 10/19/2020 04:40:12 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3559**  
**PG: 4357 - 4361**

Submitted electronically by "T Dan Womble Attorney"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Tax Parcel: 9 parcels; see attached descriptions

Mail/Box to: Grantee: 25639 Elk Lick Road, Chantilly, VA 20152

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the Index: Nine parcels, Dixie Broadway

THIS DEED made this 8 day of October, 2020, by and between

GRANTOR	GRANTEE
<p><b>Cardinal Winston Properties, LLC</b>  <b>a North Carolina Limited Liability Company</b>  <b>25639 Elk Lick Road</b>  <b>Chantilly, VA 20152</b></p>	<p><b>Ridge Top Real Estate Investments, LLC</b>  <b>a North Carolina Limited Liability Company</b>  <b>25639 Elk Lick Road</b>  <b>Chantilly, VA 20152</b></p>

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 Forsyth County, North Carolina and more particularly described as follows:

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

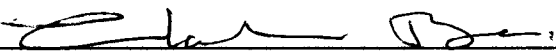
All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

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; violated zoning ordinances, if any.

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

Cardinal Winston Properties, LLC  
a North Carolina Limited Liability Company

By:   
Claudine G. Meyer, Manager

State of Virginia - County of Loudoun

I, the undersigned Notary Public of the County of Loudoun and State aforesaid, certify Claudine G. Meyer, Manager of Cardinal Winston Properties, LLC, a North Carolina Limited Liability Company, 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 8<sup>m</sup> day of October, 2020.

My Commission Expires: 08/31/2023  
(Affix Seal)

Pragati Shrestha  
Pragati Shrestha Notary Public  
Notary's Printed or Typed Name

**PRAGATI SHRESTHA**  
**NOTARY PUBLIC**  
**REG. #7841018**  
**COMMONWEALTH OF VIRGINIA**  
**MY COMMISSION EXPIRES AUGUST 31, 2023**

## EXHIBIT "A"

## PARCEL ONE:

**367 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-69-2109.000**

BEGINNING at a stake on the North side of Dixie Broadway or Howard Avenue at the Southwest corner of Lot 37 on the Plat of Dixie Heights; thence running North 153.9 feet to a stake; thence Eastwardly 40 feet to a stake; thence South 154.7 feet to at stake in Dixie Broadway or Howard Avenue; thence West 40 feet to the BEGINNING. Being Lot no. 36 on the plat of Dixie Heights recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 17, to which reference is hereby made for an accurate description.

Also, being known and designated as Block 0817A, Lot 26, Forsyth County Tax Maps.

## PARCEL TWO:

**365 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-69-1149.000**

BEING KNOWN AND DESIGNATED as Lots 37 and 38 on the Map of Dixie Heights recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for an accurate description.

## PARCEL THREE:

**360 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-69-0060.000**

BEGINNING at a stake on the South side of Dixie Broadway, or Howard Avenue, at the Northeast corner of Lot 18 as shown on the Plat of Dixie Heights; thence running South 133.7 feet to a stake; thence Eastwardly 40 feet to a stake; thence North 134.5 feet to a stake in the Dixie Broadway or Howard Avenue; thence West 40 feet to the BEGINNING. Being Lot 19 as shown on the Plat of Dixie Heights as recorded in Plat Book 3 at Page 17 in the Office of the Register of Deeds of Forsyth County, North Carolina.

## PARCEL FOUR:

**355 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-69-0149.000**

BEING KNOWN AND DESIGNATED as Lot 40 as shown on the Plat of Dixie Heights recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for an accurate description.

PARCEL FIVE:

**349 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-59-9108.000**

BEING KNOWN AND DESIGNATED as Lots 43 and 44 as shown on the Plat entitled Dixie Heights, as recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PARCEL SIX:

**320 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-59-5090.000**

BEING KNOWN AND DESIGNATED as Lot 7 as shown on the Map of Dixie Heights same being of record in Plat Book 3 at Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which Plat reference is hereby made for a more particular description.

PARCEL SEVEN:

**319 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-59-5168.000**

BEING KNOWN AND DESIGNATED as Lot 52 as shown on the map of Dixie Heights and recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map and plat reference is hereby made for more particular description.

PARCEL EIGHT:

**351 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-59-9169.000**

Beginning at a point 527.4 feet from the intersection of Vargrave and Dixie Broadway Street running in a Northwardly direction 150.1 feet; thence Westwardly 40 feet; thence Southwardly 149.4 feet; thence Eastwardly 40 feet to the beginning, known as Lot No. 42 on plat of Dixie Heights, recorded in Book 348, Page 106 Register of Deeds Office of Forsyth County, same being a lot conveyed by C.M. Thomas and wife, Annie F. Thomas to Emma Scoff on the 26<sup>th</sup> day of June, 1924, and recorded in the Office of the Register of Deeds of Forsyth County, in Book 320, Page 284.

PARCEL NINE:

**0 Dixie Broadway, Winston-Salem, NC 27127**  
**Parcel ID #6834-69-0199.000**

BEGINNING at an iron stake on the North line of Dixie Broadway, (formerly Howard Street), the Southwest corner (formerly Howard Street) of Lot 38; running thence Westwardly with the North line of Dixie Broadway 40 feet to an iron stake, the Southeast corner of Lot No. 40; thence Northwardly with the East line of Lot No. 40 151.6 feet to an iron stake, the Northeast Corner of Lot No. 40; thence Eastwardly 40 feet to an iron stake, the Northwest corner of Lot No. 38 thence Southwardly with the West line of Lot No. 38 152.4 feet to the place of BEGINNING.

BEING KNOWN AND DESIGNATED as Lot 39 on the Map of Dixie Heights as recorded in Plat Book 3 at Page 17 in the Office of the Register of Deeds of Forsyth County, North Carolina.