

2020052570 00180

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$232.00
 PRESENTED & RECORDED
 11/18/2020 02:35:10 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3567
PG: 1220 - 1222

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$232.00

Parcel Identifier No.: 6837-56-6109.000

Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee at: 649 Kapp St, W-S, NC 27105This instrument was prepared by: Heather Kiger Law, PLLC

Brief description for the Index: Metes and Bound

THIS DEED made this 16 day of November, 2020, by and between

GRANTOR	GRANTEE
BAD COMPANY PROPERTIES, LLC 101 EAST WASHINGTON STREET, SUITE 400 GREENVILLE, SC 29601	COLEY D. REECE Property Address: 649 KAPP STREET WINSTON-SALEM, NC 27105
PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE	

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:

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth.

The property hereinabove described was a portion of the property acquired by Grantor by deed recorded in Deed Book 3481, Page 1361, Forsyth County Registry.

Submitted electronically by "Heather Kiger Law PLLC"
 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for ~~2020~~ and subsequent years.

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

BAD COMPANY PROPERTIES, LLC
 _____ (SEAL)
BRITTANY EMBERT, ASSET MANAGER

State of SC County of Greenville
 I, Melanie Tucker Scott a Notary Public of Greenville County and State aforesaid mentioned, certify that **BRITTANY EMBERT, ASSET MANAGER OF BAD COMPANY PROPERTIES, LLC** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 16th day of November, 2020.

Melanie Tucker Scott Notary Public

My Commission Expires: 9/5/2028

SEAL

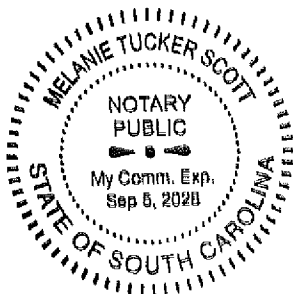


Exhibit "A"

BEGINNING at an iron located at the Northwest intersection of Kapp Street and Carrie Avenue, said iron being the Southeast corner of Lot Number 420, as shown on the Map of Montview, a plat of which is recorded in Plat Book 8, Page 106, Forsyth County Registry; thence from said BEGINNING point with the northern right of way of Kapp Street, South $88^{\circ} 50' 10''$ West 87.13 feet to an iron, the Southwest corner of said lot; thence North $00^{\circ} 22' 16''$ West 87.13 feet to an iron, the Southwest corner of said 87.13 feet to an iron located in the western right of way line of Carrie Avenue thence with said right of way line South $00^{\circ} 22' 16''$ East 127 feet to an iron, the point and place of BEGINNING, all according to a survey by Daniel W. Donathan, dated January 9, 1986. The above described property is also known as 649 Kapp Street and is known as Lot 420F, Block 1525, Forsyth County Tax Maps as presently constituted.