

2020057776 00063

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$162.00
 PRESENTED & RECORDED
 12/17/2020 09:42:22 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3574**PG: 327 - 329****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 162.00

Parcel Identifier No. 6834-83-2634 Verified by _____ County on the ____ day of _____, 20____
 By: 6834-83-3602

Mail/Box to: GranteeThis instrument was prepared by: T. Dan Womble, Attorney, 3802A Clemmons Road, Clemmons, NC 27012Brief description for the Index: LOT 11, 12 & 13, Wachovia Development,THIS DEED made this 17th day of December, 2020, by and between**GRANTOR**

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

GRANTEE

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.

Tax PIN 6834-83-2634.00 and 6834-83-3602.00

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.
 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 81.

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) Walter E. Morrow (SEAL)
Print/Type Name: Walter E. Morrow

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

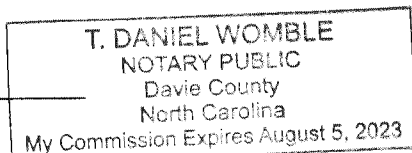
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of 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 17th day of December, 2020.

My Commission Expires: _____
(Affix Seal)



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"

Parcel One: 750, 752 & 746 Moravia Street, Winston-Salem

Fronting on Moravia Street 110 feet and of that width extending southwardly 150 feet, bounded on the North by Moravia Street, on the East by Lot No. 14; South by an alley and on the West by a 40 foot section of Lot No. 11. Being known and designated as Lots Nos. 13, 12 and a 10 foot strip off of the East side of Lot No. 11 in Block 18, Plat of Wachovia Development Company, recorded in Book 41, page 115, Register of Deeds Office of Forsyth County, North Carolina.

Parcel Two: 744 Moravia Street, Winston-Salem

BEGINNING at the northeast corner of Lot No. 10 on the hereinafter described plat; thence southwardly 150 feet to the southeast corner of Lot No. 10; thence eastwardly 40 feet to an iron stake; thence northwardly 150 feet to the South side of Moravia Street thence westward 40 feet to the place of BEGINNING the same being a part of Lot No. 11 in Block 18 as shown on the plat of Wachovia Development Company as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Deed Book 41 at Page 115, reference to which is hereby made for a more particular description. 744 Moravia Street, Winston-Salem, NC 27107