

2020060168 00166FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$50.00**

PRESENTED & RECORDED

12/31/2020 12:56:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3577**PG: 1768 - 1770****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$50.00

Parcel Identifier No. 6836-02-8985 Verified by _____ County on the ____ day of _____, 20____
By: _____

Return to: Ebenezer Properties, L.L.C., 1144 West Fourth Street, Winston-Salem, NC 27101

This instrument was prepared by: Andrew D. Hart, Hart Law PLLC

Brief description for the Index: 1445 Underwood Avenue, Winston-Salem, North Carolina

THIS DEED made this 28 day of December, 2020, by and between:

GRANTOR

PHILIP MURRAY, unmarried
1711 Lacombe Avenue, 2B
Bronx, NY 10473-4279

GRANTEE

EBENEZER PROPERTIES, L.L.C.,
a North Carolina limited liability company
1144 West Fourth Street
Winston-Salem, NC 27101

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2328, Page 3881, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 3, Page 32, Forsyth County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all easements, privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Easements, restrictions, covenants, rights of way, agreements and conditions affecting the property;
2. Any liens affecting the property including without limitation ad valorem taxes and/or labor or mechanics liens;
3. Rights of tenants in possession;
4. Any matter which could be revealed by a current survey of the property; and
5. Any governmental ordinances, laws, and regulations applicable to the property.

THE PROPERTY IS CONVEYED IN ITS AS IS WHERE IS CONDITION WITHOUT ANY WARRANTY OR REPRESENTATION EXCEPT THE WARRANTY OF TITLE CONTAINED IN THIS DEED.

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

Philip Murray
Philip Murray

STATE OF New York, COUNTY OF Bronx

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: Philip Murray.

Date: 12/28/2020

P. Malepati
Official Signature of Notary

Poornachandra Malepati
Notary's printed or typed name, Notary Public

(Official Seal)

POORNACHANDRA MALEPATI
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01MA6174536
QUALIFIED IN QUEENS COUNTY
My Commission Expires 09/24/20 23

My commission expires: 9/24/23

EXHIBIT A

BEGINNING at an iron stake at the southeast corner of Underwood Avenue and Kennerly Street, said iron stake being 8 feet east from the curb line of Underwood Avenue 7 feet south from the curb line of Kennerly Street; thence with the south line of Kennerly Street South 88 deg. 15' East 120.0 feet to an iron stake in the west line of a 10-foot alley; thence with said 10-foot alley South 1 deg. 44' West 50 feet to an iron stake, the northeast corner of Lot No. 11; thence with the north line of Lot No. 11 North 88 deg. 15' West 120.0 feet to an iron stake in the east line of Underwood Avenue, the northwest corner of Lot No. 11; thence with east line of Underwood Avenue North 1 deg. 44' East 50 feet to an iron stake, the point of beginning. Being know and designated as Lot No. 12, Block "F", on the Plat of W.F. Snipes Property which is recorded in Plat Book 3, Page 32, Office of the Register of Deeds of Forsyth County, North Carolina. Also known on the Forsyth County Tax map as Lot No. 12, Block 943, Underwood Avenue; also shown on map on file in the Office of the Commissioner of Public Works, Winston-Salem, North Carolina.

For informational purposes, the property has an address of 1445 Underwood Avenue, Winston-Salem, North Carolina, and is designated as Forsyth County Tax Pin Number 6836-02-8985.