

2021001078 00167

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$770.00
PRESENTED & RECORDED
01/08/2021 01:40:44 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3578
PG: 3946 - 3951

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$770.00
Parcel ID:	6835-24-9613
Mail/Box to:	Bell, Davis & Pitt, P.A. 100 N. Cherry St., Winston-Salem, North Carolina
Prepared by:	Joan M. Balderamos
Brief description for the Index:	313 S. Main Street

THIS GENERAL WARRANTY DEED ("Deed") is made on the 8th day of January 2021, by and between:

GRANTOR	GRANTEE
Mary A. Leight, unmarried 5441 Sullivantown Rd. Walkertown, North Carolina 27051	Summit Place LLC, a North Carolina limited liability company 608 Summit St. Winston-Salem, North Carolina 27101

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain parcel of land in the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1656, page 2389.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 8, page 66.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN

Old Salem, Incorporated joins in execution of this North Carolina General Warranty Deed to confirm its release of its right to purchase the Property and to evidence its consent of the conveyance of the Property to Grantee.

[SIGNATURE PAGES FOLLOW]

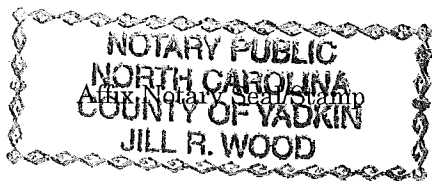
[SIGNATURE PAGE 1 of 2]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Mary A. Leight
Mary A. Leight

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Jill R. Wood, a Notary Public of the state of North Carolina and county of Yadkin, certify that the following person personally appeared before me on the 8 day of January, 2021 acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein (if any): Mary A. Leight.



Jill R. Wood
Notary Public (Official Signature)
My commission expires: 4-4-2021

[SIGNATURE PAGE 2 of 2]

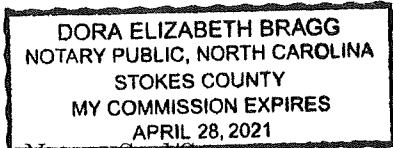
IN WITNESS WHEREOF, Old Salem, Incorporated has duly executed this North Carolina General Warranty Deed, by its duly authorized representative, for the specific purpose set forth herein.

Old Salem, Incorporated, a North Carolina non-profit corporation

By: *Terry G. Taylor*
Name: Terry G. Taylor
Title: Chief Operating Officer

**STATE OF NORTH CAROLINA
COUNTY OF FORSYTH**

I Dora Elizabeth Bragg, a Notary Public of the state of North Carolina and county of Stokes, certify that the following person personally appeared before me on the 7th day of January 2021 acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any): *Terry G. Taylor, Chief Operating Officer of Old Salem, Incorporated, a North Carolina non-profit corporation.*



Affix Notary Seal/Stamp

Dora Elizabeth Bragg
Notary Public (Official Signature)
My commission expires: Apr. 28, 2021

EXHIBIT "A"

Legal Description

Being known and designated as that certain lot fronting 60 feet on South Main Street and of that width extending east-wardly 180 feet, same being those premises described in Deed Book 4 at Page 478 and Deed Book 8 at Page 559, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, and being subsequently combined into one description in that certain deed recorded in Deed Book 906 at Page 364 in the office of the Register of Deeds of Forsyth County, North Carolina, and being more accurately designated as the northernmost 50 feet of Lot No. 83 and the southernmost 10 feet of Lot No. 84 as set out upon the Plat of Salem, recorded in Plat Book 8 at Page 66 in the office of the Register of Deeds of Forsyth County, North Carolina, and being further designated as Tax Lot 108, Tax Block 558, as set out upon the Tax Maps as they are presently constituted in the office of the Forsyth County Tax Supervisor.

EXHIBIT "B"

Exceptions

1. Ad valorem taxes for the current year and for each year subsequent thereto.
2. All matters that would be revealed by a survey of the Property.
3. Matters shown on the plat recorded in Plat Book 8, Page 66.
4. The covenants and restrictions as the same are set forth in the certain Deed and Option Agreement recorded in Book 1656, Page 2389.