

2021001631 00152

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$2500.00

PRESENTED & RECORDED

01/12/2021 01:37:06 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3579

PG: 2361 - 2364

GENERAL WARRANTY DEED

Excise Tax: \$2,500.00

Tax Parcel ID No. 6824-71-9387 Verified by _____ County

on the ____ day of _____, 20____ By: _____

Mail/Box to: James W. Strader, 278 Bermuda Run Drive, Advance, NC 27006This instrument was prepared by: Robert D. Hinshaw, AttorneyBrief description for the Index: Multiple TractsTHIS DEED, made this the 4 day of January, 2020, by and between

GRANTOR: James W. Strader and Bobbie R. Strader, Trustees under the James W. Strader Revocable Trust Agreement dated December 28, 1998; and Bobbie R. Strader and James W. Strader, Trustees under the Bobbie R. Strader Revocable Trust Agreement dated December 28, 1998 (each conveying one-half interest); James W. Strader and spouse, Bobbie R. Strader, individually

whose mailing address is 278 Bermuda Run Drive, Advance, NC 27006(herein referred to collectively as **Grantor**) and**GRANTEE: Peters Creek RE, LLC**

whose mailing address is _____

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3054, Page 2264-2266, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

submitted electronically by "Blanco Tackabery & Matamoros, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

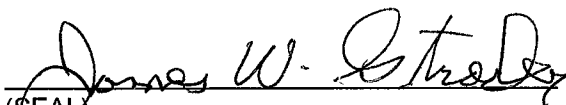
Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____

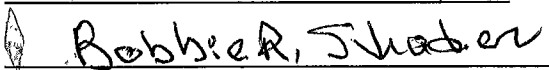
Print/Type Name & Title: _____


(SEAL)

James W. Strader, Trustee of the James W. Strader
Revocable Trust dated December 28, 1998

By: _____

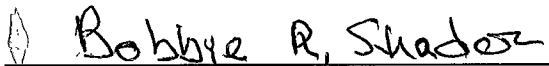
Print/Type Name & Title: _____


(SEAL)

Bobbie R. Strader, Trustee of the James W. Strader
Revocable Trust dated December 28, 1998

By: _____

Print/Type Name & Title: _____


(SEAL)

Bobbie R. Strader, Trustee of the Bobbie R. Strader
Revocable Trust dated December 28, 1998


Print/Type Name & Title: _____


(SEAL)

James W. Strader, Trustee of the Bobbie R. Strader
Revocable Trust dated December 28, 1998

By: _____

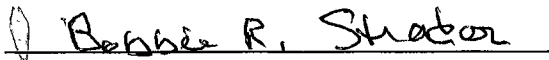
Print/Type Name & Title: _____


(SEAL)

James W. Strader, Individually

By: _____

Print/Type Name & Title: _____


(SEAL)

Bobbie R. Strader, Individually

State of North Carolina
County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day,
each acknowledging to me that he signed the foregoing document:

James W. Strader, individually, as Trustee of the James W. Strader
Revocable Trust dated 12/28/98 and as Trustee of the Bobbie R. Strader
Revocable Trust dated 12/28/98 [insert name(s) of principal(s)].

Date: January 4, 2021

Robert D. Hinshaw Notary Public

Robert D. Hinshaw Notary's Printed or Typed Name

My Commission Expires:

June 30, 2021

ROBERT D. HINSHAW
Notary Public
Forsyth County, North Carolina

State of North Carolina
County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day,
each acknowledging to me that he or she signed the foregoing document:

Bobbie R. Strader, Individually, as Trustee of the Bobbie R. Strader
Revocable Trust dated 12/28/98 and as Trustee of the James W. Strader
Revocable Trust dated 12/28/98 [insert name(s) of principal(s)].

Date: January 4, 2021

Robert D. Hinshaw Notary Public

Robert D. Hinshaw Notary's Printed or Typed Name

My Commission Expires:

June 30, 2021

ROBERT D. HINSHAW
Notary Public
Forsyth County, North Carolina

Exhibit A

Tract 1:

BEGINNING at an existing $\frac{1}{4}$ " iron on the eastern right of way line of Peters Creek Parkway, the southwestern corner of that property conveyed to James W. Strader and wife by Deed recorded in Book 1444 at Page 167 in the Forsyth County Registry and the northwestern corner of that property conveyed to Flow Motors, Inc. by Deed recorded in Book 1571 at Page 1318 in the Forsyth County Registry and running thence with the common line of Strader and Flow South 82 deg. 13' 20" East 117.10 feet to an existing $\frac{1}{4}$ " iron and South 61 deg. 00' 40" East 152.76 feet to a $\frac{1}{4}$ " iron placed; thence on new lines on a curve to the left a chord of South 11 deg. 11' 20" West 3.52 feet (with a radius of 249.50 feet and arc distance of 3.52 feet) to a $\frac{1}{4}$ " iron placed; thence North 83 deg. 57' 30" West 31.60 feet to a $\frac{1}{4}$ " iron placed; thence on a curve to the left a chord of South 9 deg. 43' 20" East 5.29 feet (with a radius of 281.00 feet and arc distance of 5.19 feet) to a $\frac{1}{4}$ " iron placed; thence North 87 deg. 08' 40" West 211.82 feet to a $\frac{1}{4}$ " iron placed on the eastern right of way of Peters Creek Parkway; thence with the eastern right of way line North 2 deg. 51' 20" East 121.11 feet to the PLACE OF BEGINNING and containing 15,540 square feet, more or less.

TRACT 2:

BEGINNING at an iron stake located in the southwestern intersection of Brewer Road and Cliff Street; running thence with the western right of way line of Cliff Street south 87 degrees 27' 24" west 119.56 feet to an iron stake located in the western right of way line of Cliff Street; running thence north 81 degrees 15' 56" west 50.16 feet to an iron stake; running thence north 58 degrees 50' 00" west 162.09 feet to an iron stake; running thence north 58 degrees 38' 53" west 116.96 feet to an iron stake located in the eastern right of way line of Peters Creek Parkway (North Carolina Highway #150); running thence with the eastern right of way line of Peters Creek Parkway north 05 degrees 47' 34" east 85.82 feet to an iron stake; thence continuing with said right of way line north 37 degrees 04' 16" east 56.45 feet to an iron stake located in the southern right of way line of Brewer Road; running thence with the southern right of way line of Brewer Road south 59 degrees 50' 00" east 289.34 feet to an iron stake, the point and place of Beginning. Being known and designated as part of Lots 1 through 7 as shown upon the map of Southern Rights as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 7 at page 78, to which map reference is hereby made and being further identified as Lot 101, Block 1010-1/2 as shown on the Forsyth County Tax Map as the same is presently constituted.

Less and except property deeded to the City of Winston-Salem as Book 1988, Page 1108 and deeded to Flow Motors, Inc. as Book 1961, page 2106.