

**2021001998 00087**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$820.00**  
PRESENTED & RECORDED  
01/14/2021 11:57:45 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST  
**BK: RE 3580**  
**PG: 38 - 41**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$820.00

Parcel Identifier No. 6835-31-0788.00

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2021

By: \_\_\_\_\_

Mail to: The Ellis Firm, PLLC, 514 S. Stratford Road, Suite 220, Winston-Salem, NC 27104

This instrument was prepared by: Mallory M. Oates

Brief description for the Index: 916 S. Main Street

THIS DEED made this 6<sup>th</sup> day of January, 2021, by and between

GRANTOR

GRANTEE

The Salem Academy and College, a  
North Carolina non-profit corporation  
  
601 S. Church Street  
Winston-Salem, North Carolina 27101

\*  
\*\*  
John. M. Notte and spouse, Ellery E. Notte  
\* **AKA John Michael Notte**  
\*\* **AKA Ellery Evren Notte**  
  
916 S. Main Street  
Winston-Salem, North Carolina 27101

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, his entire interest in and to that certain lot, parcel of land or condominium unit situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by this reference**

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

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

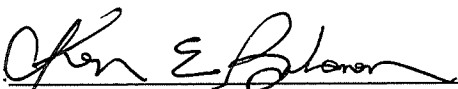
TO HAVE AND TO HOLD said interest in and to the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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:

Easements, restrictions and rights of way of record, if any; ad valorem taxes for the current year and each year subsequent thereto and matters that would be disclosed by an accurate survey and inspection of the property conveyed herein.

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

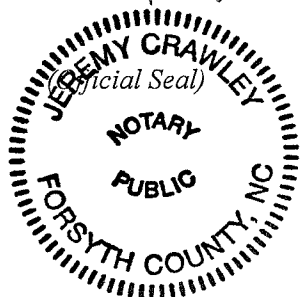
THE SALEM ACADEMY AND COLLEGE, a  
North Carolina non-profit corporation

By   
Name: Ken E. Buchanan  
Title: Chief Financial Officer

STATE OF NORTH CAROLINA- COUNTY OF FORSYTH

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 herein and in the capacity indicated: *Ken E. Buchanan, Chief Financial Officer of The Salem Academy and College, a North Carolina non-profit corporation.*

Date: 1/6/2021



*Jeremy Crawley*  
Official Signature of Notary

Jeremy Crawley  
Notary's printed or typed name

My commission expires: June 20, 2025

Exhibit "A"

Beginning at an iron stake in the western right-of-way line of South Main Street, said iron stake being South 4° 46' East 102.42 feet from the southwest intersection of South Main Street and Walnut Street, and running thence from said beginning iron stake along the western right-of-way line of South Main Street South 4° 46' East 55.81 feet to an iron stake, thence South 85° 14' West 118.96 feet to an iron stake, thence North 4° 46' West 55.81 feet to an iron stake, thence North 85° 14' East 118.96 feet to the point and place of beginning, same being a portion of Tax Lot Nos. 107 and 108, Tax Block 578, and also being a portion of Lot No. 96 as set out upon the Map of Salem, recorded in Plat Book 8, page 66, in the Office of the Register of Deeds of Forsyth County, North Carolina, and being that same property surveyed and platted by Joyce Engineering and Mapping Company, Inc. on the 30th day of March, 1977.

SAVE AND EXCEPT the reservation unto Old Salem, Inc. and its successors and assigns of a permanent easement for purposes of ingress, egress and regress with full right of maintenance and repair of that paved private driveway which encroaches within the southern boundary line of the premises hereinabove described, which encroachment is definitively established by the plat of survey hereinabove referred to. The easement herein reserved shall only terminate upon the express written consent of Old Salem, Inc. or its successors or assigns, or upon the termination of the use of said paved private driveway, whichever event shall first occur.