

2021010800 00059
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00
 PRESENTED & RECORDED
 03/04/2021 09:36:08 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST
BK: RE 3591
PG: 1793 - 1795

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$160.00

Parcel Identifier No.: 6838-54-3046.000

Brief description for index: 0 Old Rural Hall Rd. 21.01 acres +/-

Mail deed/taxes after recording to **Grantee: 247 KAREN CIRCLE, WINSTON SALEM, NC 27105**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law,**

Delinquent taxes, if any are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 25 day of February, 2021 by and between

<p>GRANTOR:</p> <p>TRIAD LEGACY, LLC, A South Carolina Limited Liability Company</p> <p>Address: PO BOX 94, GREENVILLE, SC 29602</p>	<p>GRANTEE:</p> <p>ROYAL EMPRESS FARMS, LLC, A North Carolina Limited Liability Company.</p> <p>Property Address: 0 OLD RURAL HALL RD., WINSTON SALEM, NC 27105</p>
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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.

WITNESSTH, 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 **FORSYTH** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3450**, Page **2169**, **FORSYTH** County Registry.

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 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 whomsoever except for the exceptions hereinafter stated.

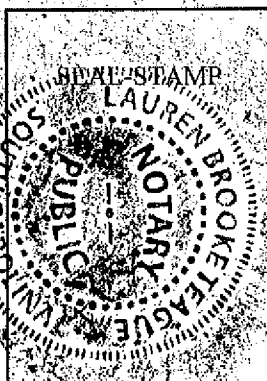
Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, easements and rights of way of record, if any.
Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

TRIAD LEGACY, LLC

By: *James Hyatt*
JAMES HYATT, MEMBER/MANAGER

	STATE OF <u>South Carolina</u> COUNTY OF <u>Greenville</u>
	I, <u>Lauren Brooke Teague</u> , a Notary Public of <u>Greenville</u> County of the State of <u>South Carolina</u> , do hereby certify that JAMES HYATT personally came before me this day and acknowledged that he/she is MEMBER/MANAGER of TRIAD LEGACY, LLC, and acknowledged, on behalf of TRIAD LEGACY, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29</u> day of <u>February</u> , 2021. My Commission Expires: <u>11/16/30</u> <u>Lauren Brooke Teague</u> Notary Public

LAUREN BROOKE TEAGUE
Notary Public, State of South Carolina
My Commission Expires 11/16/2030

EXHIBIT "A"

LEGAL DESCRIPTION

Legal Description: Beginning at an iron stake in the east line of Old Rural Hall Road, 30 feet from the center, the northwest corner of property of Eddie Grant; thence with the east line of Old Rural Hall Rd northwardly with the east line of said road approx. 525 ft to an iron stake, the southwest corner of property of Mary Walker; thence with the south line of property of Mary Walker N 61° 48' E 196.13 feet to an iron stake; thence with the east line of Mary Walker N 31° 55' W 230.0 ft to an iron stake in the south line of property of Ertha Daniels; thence with the south line of property of Ertha Daniels N 62° 00' E 20.0 ft to an iron stake; thence N 28.00' W, with property of Ertha Daniels and Eddie Grant, 200.0 ft to an iron stake; thence with the north line of property of Eddie Grant S62° 00' W 200.0 ft to an iron stake in the east line of Old Rural Hall Rd; thence with the east line of Old Rural Hall Rd. N28° 00' W 105 ft more or less, to a point; thence with property of A. C. Cobb approximately N 01° 53' E 497 feet, more or less, to an iron stake, a southwest corner of property of Ralph D. Livengood; thence with a south line of said Livengood S 86° 53' E 991.89 to an iron stake; thence southwardly 1043 ft, more or less, to an iron stake, the northeast corner of the 3.15 acre lot of Eddie Grant; thence with property of Eddie Grant the four following coursews & distances: N 86° 56' W 87.82 ft to an iron stake, N 70° 02' N 348.02 ft to an iron stake, S 07° 25' E 396.41 to an iron stake and west 104.77 ft to the place of beginning, containing 20.1 acres, more or less, and being portions of property deeded to Willie Paptics by deeds recorded in office of the Register of Deeds of Forsyth County,

PROPERTY ADDRESS: 0 OLD RURAL HALL RD., WINSTON SALEM, NC 27105

PARCEL ID #: 6838-54-3046.000