

2021028205 00088

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$508.00

PRESENTED & RECORDED
 05/27/2021 11:56:26 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3613
PG: 1237 - 1239

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$508.00

PIN – 6836-01-9628.000

Mail/Box to: Grantee – 3225 McLeod Dr., Ste 100, Las Vegas, NV 89121

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: 1301-1315 Underwood Ave., W.S., NC 27105

THIS DEED made this 27 day of May, 2021 by and between

GRANTOR	GRANTEE
William Marshall Trawick, Jr. (unmarried) P.O. Box 1449 Welcome, NC 27374	Essential Properties NC, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 100 Las Vegas, NV 89121

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property address: 1301-1315 Underwood Avenue, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2273, Page 4062, Forsyth County Registry.

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

NC Bar Association Form No. 3 © Revised 7/2013
 Printed by Agreement with the NC Bar Association
 Bar Form No. 3

North Carolina Bar Association – NC

Standard Form 3

North Carolina Association of Realtors, Inc. –

Submitted electronically by "T Dan Womble Attorney"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements and restrictions of record, if any. 2021 taxes are to be pro-rated.

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

(Entity Name)

William Marshall Trawick, Jr. (SEAL)
Print/Type Name: William Marshall Trawick, Jr.

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that William Marshall Trawick, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27 day of May, 2021.

My Commission Expires: _____
(Affix Seal)

T. Daniel Womble
Notary Public
Notary's Printed or Typed Name

T. DANIEL WOMBLE
NOTARY PUBLIC
Davie County
North Carolina
My Commission Expires August 5, 2023

EXHIBIT "A"

BEGINNING at an iron stake in the east line of Underwood Ave., in the Southwest corner of Lot 1, W.F. Snipes Dev., running thence with the south line of Lots 1 and 24, North 89 deg. 44" East 189.8 feet, more or less, to an iron stake in the Creek; thence with the Creek South 17 deg. 40' West 156.9 feet to an iron stake; thence continuing with Creed South 24 deg. 44' West 221.4 feet to an iron stake; thence South 67 deg. 24' West 41.5 feet to an iron stake in the East line of Underwood Avenue; thence with the East line of Underwood Avenue northwestwardly 366 feet, more or less, to the place of Beginning. The above described property being informally known as Tax Lot 101, Block 6038, Forsyth County Tax Maps. (1301-1315 Underwood Avenue)

Save and except that property previously conveyed as the same is described in Deed Book 796, Page 255, Forsyth County Registry.