

**2021030415 00226**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

**\$580.00**

PRESENTED &amp; RECORDED

06/08/2021 03:55:31 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3616****PG: 840 - 842****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 580.00

Parcel Identifier No. 6825-52-3990.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail/Box to: The Ellis Firm, PLLC, 514 S. Stratford Rd, Ste 220, Winston-Salem, NC 27103This instrument was prepared by: The Ellis Firm, PLLC, 514 S. Stratford Rd, Ste 220, Winston-Salem, NC 27103

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 8th day of June, 2021, by and between**GRANTOR**JAMES K. TEDDER and  
CATHERINE H. TEDDER  
4591 MECUM ROAD  
WALKERTOWN, NC 27051**GRANTEE**RADAR SE2 LLC  
2186 E. NORRIS ST.  
PHILADELPHIA, PA 19125*Property Address: 445 S. Hawthorne Rd.  
Winston Salem, NC 27103*

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, all that certain lot, parcel of land or condominium unit situated in the City of WINSTON SALEM, \_\_\_\_\_ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2100 page 4015.All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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:

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

\_\_\_\_\_  
(Entity Name)

\_\_\_\_\_  
Print/Type Name: JAMES K. TEDDER

(SEAL)

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

\_\_\_\_\_  
Print/Type Name: CATHERINE H. TEDDER

(SEAL)

Print/Type Name & Title: \_\_\_\_\_

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

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

(SEAL)

Print/Type Name & Title: \_\_\_\_\_

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

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

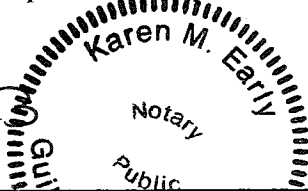
(SEAL)

Print/Type Name & Title: \_\_\_\_\_

State of North Carolina - County or City of FORSYTH

I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that JAMES K. TEDDER and CATHERINE H. TEDDER 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 8th day of June, 20 21.

My Commission Expires: 12-9-22  
(Affix Seal)



\_\_\_\_\_  
Karen M. Early Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

## EXHIBIT "A"

Beginning at an iron stake on the East side of Ardmore Avenue, said stake being 50 feet North of the Northeast corner of C. C. Ausband's line, running thence Eastwardly in a line parallel to the North line of Ausband's lot 185 feet to an iron stake in a 15-foot alley; thence Northwardly with said alley 144.4 feet to an iron stake; thence Southwestwardly 52.6 feet to an iron stake in W. H. White's line; then Southwardly with White's line 44.8 feet to an iron stake; thence Westwardly with White's line 141.2 feet to Ardmore Avenue; thence Southwardly with Ardmore Avenue 70 feet to the place of Beginning.

SAVE AND EXCEPTING, however, from the land above-described that part thereof which was heretofore conveyed by John A. Stallings and wife, Lalla Marvis Stallings to E. H. Hopkins and wife, Vera B. Hopkins, by deed dated March 26, 1946, and recorded in Book 545, Page 122, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which deed reference is hereby made for a more particular description.