

2021037759 00119

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED
 07/15/2021 12:41:57 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3625
PG: 2207 - 2209

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560.00

Parcel Identifier No. 6825-88-1546.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 4247 NC 8 Hwy S, Walnut Cove, NC 27052

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: METES AND BOUNDS, Forsyth County, North Carolina

THIS DEED made this 12th day of July, 2021, by and between

GRANTOR	GRANTEE
DUNLAP HOLDINGS, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY	DENSON G. HAUSER
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>710 MILLER STREET WINSTON SALEM, NC 27103</u>	<u>418 WEST END BLVD. WINSTON SALEM, NC 27101</u>
PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> _____ GRANTOR'S PRIMARY RESIDENCE	

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 or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

SEE EXHIBIT 'A'

Submitted electronically by "Heather Kiger 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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2021 and subsequent years.

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




(SEAL)

DUNLAP HOLDINGS, LLC**BY: JARROD DUNLAP****ITS: MEMBER MANAGER**

State of NC
County of Forsyth

I, Stephanie N McFadden, the undersigned Notary Public of County and State aforesaid, certify that **Jarrod Dunlap**, who is known to me and being by me duly sworn says that he is **Member Manager**, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Company. WITNESS my hand and official stamp or seal, this 12 day of July, 2021.

My commission expires: July 4, 2024


Notary Public

SEAL

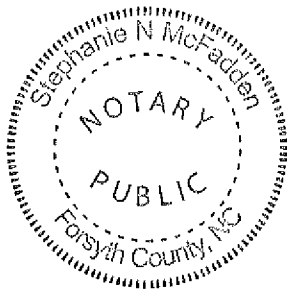


EXHIBIT 'A'

TRACT ONE: BEGINNING on the south side of West End Boulevard 180 feet west of the southwest intersection of Manly Street and West End Boulevard; running thence south 15 deg. 42 min. east 51.4 feet to an iron stake; thence along a new line parallel to the right of way line of West End Boulevard south 65 deg. 37 min. west 56.13 feet, more or less, to an iron stake; thence along another new line north 25 deg. 40 min. west 50.6 feet to an iron stake on the south side of West End Boulevard north 65 deg. 37 min. east 65.5 feet to the POINT AND PLACE OF BEGINNING, same being a portion of Tax Lot 108, Tax Block 135 as set out upon the Tax Maps in the Office of the County-City Tax Supervisor as they are presently constituted and being a portion of that property conveyed by deed recorded in Deed Book 632, Page 100, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT TWO: BEGINNING at an old iron in the south line of West End Boulevard, said iron being South 65 deg. West 197.5 feet from the southwest corner of the intersection of West End Boulevard and Manley Street and said beginning point being the northwest corner of the lot formerly owned by W. B. Hawkins as shown on a plat prepared by J.E. Ellerbe September 10, 1928; running thence along the south line of West End Boulevard North 65 deg. East 85 feet to a point; thence on a new line South 15 deg. 40 min. East to a new corner in the south line of said lot formerly the property of W.B. Hawkins; thence along said south line, South 72 deg. 30 min. West to the southeast corner of said lot formerly owned by W.B. Hawkins; thence along the west line of said lot North 15 deg. 40 min. West 40 feet to the PLACE OF BEGINNING, the same being a part of the property conveyed to John F. Longinotti and wife, Marilouise M. Longinotti by deed recorded in Deed Book 1013, at Page 921, in the Forsyth County Registry.