

2021047356 00227

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$4000.00
PRESENTED & RECORDED
08/31/2021 02:35:49 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3637
PG: 1159 - 1164

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$4,000.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. See Exhibit "A"

Mail after recording to: Grantee @ address shown below

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

ADDRESS: 380 Knollwood Street, Winston-Salem, NC 27103

THIS DEED made this 21 day of August, 2021 by and between

GRANTOR

C. A. BAILEY, JR., TRUSTEE OF THE C. A. BAILEY, JR. REVOCABLE DECLARATION OF TRUST DATED
SEPTEMBER 23, 1996
AND
C. A. BAILEY AND SON, INC.
AND
C. A. BAILEY, JR. AND WIFE, FRANKIE E. BAILEY
P. O. BOX 1114, KERNERSVILLE, NC 27285

GRANTEE

SAM C. OGBURN REAL ESTATE COMPANY, INC.
P. O. BOX 20189, WINSTON-SALEM, NC 27120-0189

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

Together with and subject to all easements and restrictions of record, if any.

The above described property does/does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2021 ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

C. A. BAILEY, JR., REVOCABLE DECLARATION OF TRUST DATED SEPTEMBER 23, 1986

BY: C. A. Bailey Jr. (SEAL)
C. A. BAILEY, JR., TRUSTEE

C. A. BAILEY AND SON, INC.

BY: C. A. Bailey Jr. (SEAL)
C. A. BAILEY, JR., PRESIDENT

C. A. Bailey Jr. (SEAL)
C. A. BAILEY, JR.

Frankie E. Bailey (SEAL)
FRANKIE E. BAILEY

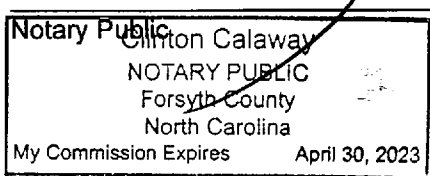
NORTH CAROLINA
FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **C. A. BAILEY JR., TRUSTEE OF THE C. A. BAILEY, JR DECLARATION OF TRUST DATED SEPTEMBER 23, 1986.**

Witness my hand and official stamp or seal, this the 31 day of August, 2021.

My Commission Expires: 4/30/23

NORTH CAROLINA
FORSYTH COUNTY

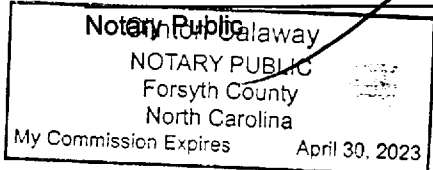


I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **C. A. BAILEY, JR., PRESIDENT OF C. A. BAILEY AND SON, INC.**

Witness my hand and official stamp or seal, this the 31 day of August, 2021.

My Commission Expires: 4/30/23

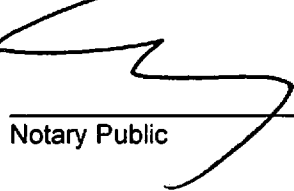
NORTH CAROLINA
FORSYTH COUNTY



NORTH CAROLINA
FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: C. A. BAILEY, JR. AND WIFE, FRANKIE E. BAILEY.

Witness my hand and official stamp or seal, this the 31 day of August, 2021.



Notary Public

My Commission Expires: 4/30/23

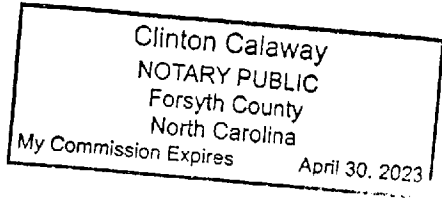


Exhibit A

Sam C. Ogburn Real Estate Company, Inc. (5 Tracts)

PARCEL ONE – 1000 Salisbury Street (PIN 6885-19-3723)

BEGINNING at an iron stake in the Western right of way line of Salisbury Street, said iron stake being the Northeast corner of the Kernersville Church of Christ

(Deed Book 861 Page 208) at said right of way line; thence with the Northern line of said Church North $86^{\circ} 38' 22''$ West 472.91 feet to an iron stake in the Eastern line of Forest Park Subdivision recorded in Plat Book 17 Page 109; thence with the said line North $2^{\circ} 31' 35''$ East 257.87 feet to an iron stake in the Eastern line of Lot Number 3 of said subdivision; thence North $88^{\circ} 09' 57''$ East 469.56 feet to an iron stake in the Western right of way line of Salisbury Street; thence with the Western right of way line of Salisbury Street as it curves the following three courses and chord distances: South $0^{\circ} 16' 17''$ East 99.99 feet to a point; thence South $01^{\circ} 47' 37''$ West 99.99 feet to a point; thence South $03^{\circ} 25' 01''$ West 100.6 feet to an iron stake, the point and place of BEGINNING. Containing 3.031 acres, more or less. Said description is in accordance with a survey made by Harris B. Gupton, Registered Engineer, dated 2/11/74 and revised 2/28/74. Also being known as Tax Lots 1G and 1H, Block 5404 on the Forsyth County Tax Maps as presently constituted. (Salisbury Street is sometimes referred to as the Union Cross-Kernersville Road). For further reference see Tract II of Deed Book 1039 Pages 1647 and 1649, Forsyth County Registry. THIS CONVEYANCE IS MADE subject to to a sewer line easement to the Town of Kernersville recorded in Deed Book 1013 Page 224, in the Forsyth County Registry.

PARCEL TWO – 3600 N. Ogburn Avenue (PIN 6837-40-8935)

BEGINNING at an iron stake located in the south right of way line of Delaware Avenue, said iron stake being located at the northwest corner of Lot 25 as shown on map hereinafter referred to; running thence from said beginning point South 00° 04' 50" West 149.13 feet to an iron stake located at the southwest corner of said Lot 25; running thence, South 89° 09' 40" East 105.30 feet to an iron stake located at the southeast corner of Lot 24 on said plat; running thence South 00° 21' 55" West 310.74 feet to an iron stake, said iron stake being located North 00° 21' 55" East 114.73 feet from the north right of way line of Sherbrook Street; running thence South 82° 34' 35" East 72.61 feet to an iron stake; running thence South 08° 30' 20" West 106.92 feet to an iron stake located in the north right of way line of Sherbrook Street; running thence with the north right of way line of said street, South 89° 40' East 16.28 feet to an iron stake located at the northwest intersection of said Sherbrook Street and Glenn Avenue Ext.; running thence with the northwest right of way line of Glenn Avenue Ext., North 43° 31' East 141.7 feet to an iron stake located at the northwest intersection of said Glenn Avenue Ext. and Ogburn Avenue; running thence with the west right of way line of Ogburn Avenue, North 00° 12' 40" East 257.53 feet to an iron stake, said iron stake being located at the southeast corner of Lot 18 on plat hereinafter referred to; running thence with the south line of said Lot 18, North 89° 43' 20" West 169.7 feet to an iron stake located at the southwest corner of said Lot 18; running thence North 00° 02' 50" East 100.3 feet to an iron stake located in the south right of way line of Delaware Avenue; running thence with the south right of way of said avenue; North 89° 46' 20" West 105.20 feet to the point and place of beginning. Being known as Lots 8, 9, 11, 12, 13, 14, 15, 16, 17, 24, 25 and a part of Lot 7 and a part of an unnamed lot as shown on the Map of Bronton Subdivision as recorded in Plat Book 10, page 44, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

PARCEL THREE – Old Greensboro Road Lot (PIN 6846-70-3983)

BEING KNOWN AND DESIGNATED as Lot No. 40 as shown on the map of SAM FULP as per plat thereof recorded in Plat Book 5, Page 995 in the Office of the Register of Deeds of Forsyth County, North Carolina.

PARCEL FOUR – 509 Corona Street (PIN 6825-72-3124)

TRACT III: BEGINNING 100 feet from the southeast corner of Duchess and Apple Streets, running thence South 50 feet to an iron stake, thence East 140 feet to an iron stake, thence North 50 feet to an iron stake, thence west 140 feet to the point of Beginning, being known and designated as Lot No. 179 on plat of Crafton Heights, see Book 97, page 569, in the Office of the Register of Deeds of Forsyth County, NC.

PARCEL FIVE – 240 Harper Street (PIN 6815-23-8099)

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHEAST CORNER OF THE WITHIN DESCRIBED PROPERTY AND RUNNING THENCE S 85° 28' 14" W 222.67 FEET, CROSSING A BRANCH, TO AN EXISTING IRON PIN; THENCE N 04° 40' 11" W 52.97 FEET TO AN EXISTING IRON PIN; THENCE N 85° 30' 20" E 222.84 FEET, CROSSING A BRANCH, TO AN EXISTING IRON PIN; THENCE S 04° 29' 36" E 52.84 FEET TO AN EXISTING IRON PIN, THE POINT AND PLACE OF BEGINNING. CONTAINING 0.27055 ACRE, MORE OR LESS, ALL ACCORDING TO A SURVEY FOR SAM C. OGBURN REAL ESTATE COMPANY, INC. BY THOMAS A RICCIO, PLS, DRAWING NUMBER 21290, DATED 07/15/2021. ALSO KNOWN AS PART OF LOT 70 OF THE SHUTT PROPERTY AS RECORDED IN PLAT BOOK 2 AT PAGE 62, FORSYTH COUNTY, NORTH CAROLINA, REGISTER OF DEEDS.