

2021048770 00119

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

\$2500.00

PRESENTED & RECORDED

09/08/2021 01:35:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3638

PG: 4256 - 4258

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,500.00

Parcel Identifier No. **6836-21-3752** Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee at : **8421 Penton Place, Harrisburg, NC 28075**

This instrument was prepared by: Morton & Gettys, LLC

Brief description for the Index: 1.3271 acres, North Main Street

THIS DEED made this 3rd day of Sept, 2021, by and between:

GRANTOR	GRANTEE
<p>DIN-002 LP (A.K.A. DIN-002, LP) (F.K.A. DIN-002, LLLP) a North Carolina limited partnership 11622 – 113 Avenue Edmonton, Alberta, Canada T5G0J6</p>	<p>DEENAR – PROVIDENCE, LLC , a North Carolina Limited Liability Company Mailing Address: 8421 Penton Place Harrisburg, NC 28075</p> <p>Property Address: 1311 N. Main Street Winston-Salem, NC 27105</p>

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, as settlor of the Trust under which Grantee is the Trustee, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of Grantor's right, title and interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3162, at Page 2391.

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

The property is conveyed in AS IS, WHERE IS condition WITH ALL FAULTS.

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 claiming by, under or through Grantor, other than the following exceptions:

Restrictions, easements, rights of way of record, if any, and *ad valorem* taxes for the current year.

submitted electronically by "Harry Marsh Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

DIN-002 LP (A.K.A. DIN-002, LP) (F.K.A. DIN-002, LLLP)

By: 8288887 Canada Inc., its General Partner

By: *Nancy Varhaug*
Nancy Varhaug, its Treasurer

State of _____ - County of _____
PROVINCE OF ALBERTA *CITY OF EDMONTON*

I, the undersigned Notary Public of the County of CITY OF EDMONTON and State aforesaid, certify that Nancy Varhaug personally came before me this day and acknowledged that they signed the foregoing instrument as their act and deed. Witness my hand and Notarial stamp or seal, this 3rd day of SEPTEMBER, 2021.

My Commission Expires: December 31, 2023
(Affix Seal)

Anna Chojnowska
ANNA CHOJNOWSKA Notary Public
Notary's Printed or Typed Name

ANNA Chojnowska
A Notary Public in
and for the Province of Alberta
My appointment expires December 31, 2023

Notary Public Office
9915-108 Avenue NW
Edmonton, Alberta, Canada
Tel: (780) 424-0521
Fax: (780) 426-5977
poloneztravel@gmail.com

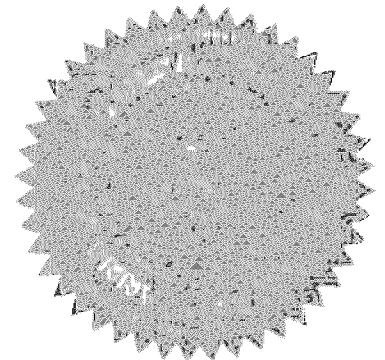


Exhibit "A" – Legal Description

All that tracts or parcels of land lying and being in the City of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at a point at the northeast intersection of Northwest Boulevard and North Main Street; running thence along the East right-of-way of North Main Street North 00 degrees 00' 52" East 446.48 feet to a point in the line of U.S. Sprint Comm. Co. (Deed Book 1660, page 1170), thence with the U.S. Sprint line South 88 degrees 57' 23" East 88.99 feet to a point in the West right-of-way of Southern Railroad; thence with the Southern Railroad right-of-way the following three courses and distances: South 09 degrees 58' 27" East 48.88 feet; thence South 11 degrees 20' 35" East 53.46 feet; thence South 11 degrees 56' 54" East 333.85 feet to a point in the North right-of-way of Northwest Boulevard; thence along said North right-of-way two courses and distances: South 88 degrees 45' 01" West 39.62 feet; thence South 83 degrees 01' 50" West 138.60 feet to the point of **BEGINNING**. Containing 1.3271 acres and being the same property described in Deed Book 1586, page 1785 and also being designated as Block 198, Lots 101, 2, 3, 102, 103, 104 and 105A on the Forsyth County Tax Maps.

The above description is drawn according to a survey plat by Sizemore & Associates dated August 2, 1990.

Property Address: 1311 N. Main Street, Winston-Salem, NC 27105

Parcel ID: 6836-21-32752