

2021058964 00283FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$108.00PRESENTED & RECORDED
10/27/2021 03:58:43 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY**BK: RE 3651****PG: 1486 - 1488**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 108.00

Parcel Identifier Number: 6836-32-0755

Mail/Box to: Grantee 610 Grasswren Way, Greensboro, NC 27409This instrument was prepared by: WYATT EARLY HARRIS WHEELER, LLP (Aaron R. Davis)

Brief description for the Index: _____

THIS DEED made this 27th **day of** October, **2021**, **by and between:****GRANTOR****RTJ Fisher Properties, LLC**
a North Carolina limited liability company*Mailing Address:*
5644 Bull Run Road
Winston-Salem, NC 27106**GRANTEE****NOS Investment Properties, LLC**
a North Carolina limited liability company*Mailing address:*
610 Grasswren Way
Greensboro, NC 27409

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 or parcel of land situated in the CITY OF WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA and more particularly described as follows:

See Exhibit A attached hereto.

Property Address: 1514 N. Patterson Avenue, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3287, Page 3948.

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

A map showing the above described property is recorded in Plat Book ____ Page ____.


Submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

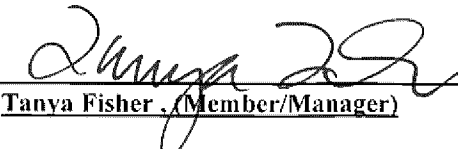
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in *fee simple*.

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 easements, covenants, restrictions and rights-of-way of record, if any.*

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

TRANSFEROR: RTJ FISHER PROPERTIES, LLC

BY:  (SEAL)
Robert Fisher, (Member/Manager)

BY:  (SEAL)
Tanya Fisher, (Member/Manager)

STATE OF
COUNTY OF

North Carolina
Guilford Randolph (15)
Aaron R. Davis

I, _____ a Notary Public of the above County and State, certify that ROBERT FISHER AND TANYA FISHER in his/her capacity as duly authorized (Member/Managers) of RTJ FISHER PROPERTIES, LLC, a North Carolina limited liability company, personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me so doing.

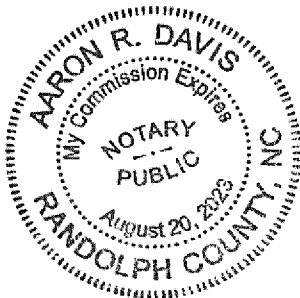
DATE

10-27-21

NOTARY PUBLIC

MY COMMISSION EXPIRES:

8-20-23



(OFFICIAL SEAL)

Exhibit A
Legal Description

BEGINNING AT AN IRON STAKE IN THE WEST SIDE OF PATTERSON AVENUE, SAID STAKE BEING 40 FEET SOUTH OF THE PROLONGATION OF THE SOUTH SIDE OF 16TH STREET ACROSS SAID PATTERSON AVENUE; THENCE NORTH 87° 30' WEST 211 FEET TO AN IRON STAKE; THENCE SOUTH 2 30' WEST 50 FEET TO AN IRON STAKE IN THE LINE OF THE CITY SCHOOL PROPERTY; THENCE WITH THE LINE OF CITY SCHOOL PROPERTY SOUTH 87 30' EAST 211 FEET TO AN IRON STAKE IN THE WEST SIDE OF PATTERSON AVENUE; THENCE WITH THE WEST SIDE OF PATTERSON AVENUE NORTH 2 30' EAST 50 FEET TO THE PLACE OF BEGINNING. FOR FURTHER REFERENCE SEE DEEDS IN BOOK 874, AT PAGE 587, AND BOOK 1979, PAGE 3074, OF THE FORSYTH COUNTY REGISTRY.

KNOWN AS TAX BLOCK 200, LOT 104; 1514 PATTERSON AVENUE, WINSTON-SALEM, NC

Commonly known as: 1514 N. Patterson Ave Winston Salem NC 27105