

2021059681 00046

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$980.00

PRESENTED & RECORDED
 11/01/2021 12:35:05 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3652
PG: 1663 - 1667

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$980.00

Tax Parcel Identification Number: 6836-55-5834.000

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

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: Grantee

NO TITLE SEARCH PERFORMED OR REQUESTED

Property Address: 821 E. 25th Street, Winston-Salem, NC 27105

Brief description for the Index: 821 E. Twenty Fifth Street, Winston Salem, NC 27105

THIS DEED made this 29th day of October, 2021 by and between

GRANTOR

C.W. MYERS TRADING POST, INC., a
North Carolina Corporation

P.O. Box 97
Belews Creek, NC 27105

GRANTEE

RDG ACQUISITIONS LLC,
a North Carolina Limited Liability Company

P.O. Box 9711
Chapel Hill, NC 27515

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Kennon Craver, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 1756, Page 2245, Forsyth County Registry.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and 2022 property taxes.

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

C.W. MYERS TRADING POST, INC., a North Carolina Corporation

By: William Steven Myers (SEAL)
William Steven Myers, President

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Emily A. Zimmerman, a Notary Public of the County of Davidson and State of North Carolina, certify that William Steven Myers, either being personally known to me or proven by satisfactory evidence (said evidence being Driver's license), who is the President of C.W. Myers Trading Post, Inc., a North Carolina Corporation, personally appeared before me this day and acknowledged that he is President of C.W. Myers Trading Post, Inc., a North Carolina Corporation and that as President, being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 27th day of October, 2021.

Emily A. Zimmerman
Notary Public
Name: Emily A. Zimmerman
My Commission Expires: July 27, 2026

Emily A. Zimmerman NOTARY PUBLIC Davidson County North Carolina My Commission Expires July 27, 2026

EXHIBIT A**TRACT I:**

Situated on the south side of Twenty-Seventh Street, in the City of Winston-Salem, NC, BEGINNING at an iron stake on the south side of Twenty-Seventh Street, running thence in an easterly direction along the south side of said Twenty-Seventh Street One Hundred and Eighty-Eight (188) feet to an iron stake on the south side of said street, running thence in a southerly direction One Hundred and Thirty (130) feet to an iron stake, thence running in a westerly direction One Hundred and Eighty-Three (183) feet to an iron stake in the line of lot of R.J. Reynolds, thence running in a northerly direction along the line of the lot of said R.J. Reynolds One Hundred and Thirty (130) feet to the point of beginning, the same being Lots Nos. 13, 14, 15 and 16 of the property of James E. Ziglar Estate, Winston Salem, N.C. and for map of same see Plat Book No. 2, Page 38, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being all of the property described in a Deed recorded in Book 160, Page 259, Forsyth County Registry.

TRACT II

BEGINNING at an iron, the northwest corner of grantees' lot acquired from O.W. Hanner and wife as "First Tract" under a deed recorded in Book 171, Page 181, in the Office of the Register of Deeds of Forsyth County, and running thence North 3 degrees 23 minutes East along a line which is the extension of the rear or westward line of said "First Tract" seventy (70) feet more or less to an iron, the southwest corner of grantees' lot recently acquired from O.W. Hanner and wife as "Second Tract" under the above-mentioned deed recorded in Book 171, Page 181; thence North 89 degrees 59 minutes East along the southern line of said "Second Tract" one hundred and fifty (150) feet to an iron in said line; thence South 3 degrees 23 minutes West (parallel with first line) seventy (70) feet more or less to an iron in the north line of the above mentioned "First Tract" thence South 89 degrees 59 minutes West along said north line of "Second Tract" and parallel with second line one hundred and fifty (150) feet to point of BEGINNING, same begin all of the land conveyed to grantor John L. Wagoner by Deed recorded in Book 72, Page 158, and part of the westward portion of land conveyed to said grantor by deed in Book 36, Page 397, in the Office of the Register of Deeds of Forsyth County. Being all that property described in a Deed recorded in Book 173, page 36, Forsyth County Registry.

TRACT III

BEGINNING at an iron at the intersection of the east line of the right of way of Norfolk & Western Railway (lying, at right angles, 25 feet from the center of the main line of said railway) and a line established by extending Eastwardly across and beyond the Norfolk & Western Railway the north line of 25th Street (also known as Reynolds Avenue) as it exists west of said Railway and as it appears on the plot of the property of North Winston Development company in Book 43, Page 70, Forsyth County Registry, (the bearing of which line is North 89 degrees 13 minutes East), and from said iron at the beginning point running North 89 degrees 13 minutes East 139.3 feet to an iron in the line of a lot lately purchased by R.J. Reynolds Tobacco Company from O.W. Hanner; thence North 3 degrees 23 minutes East 214.55 feet along the line of R.J. Reynolds Tobacco Company (formerly O.W. Hanner, J.L. Waggoner and O.W. Hanner) to an old stone monument

long in existence and recognized as a corner between the lands hereunder conveyed and the lands of O.W. Hanner and of F.P. Alspaugh, both recently conveyed to R.J. Reynolds Tobacco Company; thence North 7 degrees 21 minutes West along the line of R.J. Reynolds Tobacco Company (formerly F.P. Alspaugh and J.E. Ziglar) 197.29 feet to an iron which is 3.75 feet southward from an old stone monument marking the northwest corner of R.J. Reynolds Tobacco Company (formerly J.E. Ziglar); thence South 89 degrees 13 minutes West 44.9 feet to an iron in the line of the right of way of the Norfolk & Western Railway which iron is 25 feet, measured at right angles, from the center of the main track of said railway; thence South 11 degrees 15 minutes West with the right of way 419.55 feet to the point of BEGINNING, the same containing 41,731 square feet more or less and being all that property described in a Deed recorded in Book 184, Page 124, Forsyth County Registry.

TRACT IV:

BEGINNING at A.S. Waggoner's corner on the Germanton Road and running South 89 degrees 50 minutes West along the line of Wagoner lot 300 feet to a stone, thence North 6 degrees and 50 minutes West 70 feet, thence North 89 degrees 50 minutes East 300 feet to the Germanton Road, and thence South 6 degrees and 50 minutes East 70 feet along the west side of said road to the place of BEGINNING and containing 20.550 square feet, more or less. The above property was conveyed to F.P. Alspaugh and wife, L.A. Alspaugh, by deed dated October 12th 1906, from J.A. Crews and C.A. Wagoner Administrators of the estate of A.S. Wagoner. Being all that property described in a Deed recorded in Book 169, Page 225, Forsyth County Registry.

SAVE AND EXCEPT all that property described in a Deed recorded in Book 157, at Page 13, Forsyth County Registry which property saved and excepted herefrom is more particularly described as follows:

BEGINNING at an iron, the northeast corner of the "second tract" described in a deed made by O.W. Hanner and wife, to R.J. Reynolds Tobacco Company under date of June 10th, 1919, and recorded in Book 171, Page 181, Forsyth County Registry, which iron is sixteen (16) feet and one (1) inch to the eastward on a perpendicular from the eastern wall of the Storage shed of the grantor, and from said iron running North 7 degrees 21 minutes West 70 feet to an iron in the south line of the property bought by the grantor from the heirs of J.E. Ziglar, deceased, which iron is eight (8) feet, one and one-half (1 1/2) inches to the eastward on a perpendicular from the eastern wall of the Storage Shed, of the grantor; thence North 89 degrees 59 minutes East 150 feet more or less, along the south line of the property of grantor and of the J.E. Ziglar Estate to North Liberty Street; thence southwardly along the western edge of said North Liberty Street 70 feet; thence South 89 degrees 59 minutes West along the north line of property of O.W. Hanner 150 feet more or less to the point of BEGINNING and containing 0.24 acres, more or less.

TRACT V:

BEGINNING at an iron in a line established by extending eastwardly across and beyond the Norfolk and Western Railway the North line of 25th Street, also known as Reynolds Avenue, as it extends west of said Railway and as it appears on the plot of the property of North Winston Development Company in Book 43, Page 70 of the Forsyth County Register of Deeds Office (the

bearing of which line is North 89 degrees 13 minutes East) the iron referred to being 139.3 feet eastwardly from the intersection of the said extended street line with the east line of the right of way of the Norfolk and Western Railway lying at right angles 25 feet from the center of the main line of said Railway, and from said beginning point running North 3 degrees and 23 minutes East along a line which if extended 214.55 feet from the point of beginning would reach and strike an old stone monument long in existence and recognized as a corner between the lands of O.W. Hanner described below as "Tract VI" and lands of F.P. Alspaugh previously conveyed to R.J. Reynolds Tobacco Company and the lands of the estate of R.J. Reynolds to the eastward, a distance of 34.55 feet to an iron J.L. Waggoner's south west corner; thence North 89 degrees 58 minutes East 150 feet along J.L. Waggoner's south line to an iron; thence South 3 degrees 23 minute West parallel to the first boundary line 40.4 feet to an iron; thence South 89 degrees 59 minutes West parallel to second line 150 feet to an old iron 5.85 feet southwardly from the beginning point; thence North 3 degrees 23 minute East 5.85 feet to the BEGINNING point, same being the western part of the land conveyed to O.W. Hanner by North Winston Development Company et al. by deed recorded in Book 57, page 234, Forsyth County Registry.

TRACT VI:

BEGINNING at an iron, J.L. Waggoner's northwest corner (which iron lies in the line extending North 3 degrees 23 minutes East from the beginning point of "Tract V" above to the old stone corner of Hanner, Alspaugh, now R.J. Reynolds Tobacco Company, and R.J. Reynolds Estate, referred to in "Tract V" above and is 104.55 feet northwardly from said beginning point) and running North 3 degrees 23 minutes East 110 feet to the old stone corner of the lands now or formerly of O.W. Hanner and wife, Cora Hanner, and those of R.J. Reynolds Estate and of R.J. Reynolds Tobacco Company, purchased from F.P. Alspaugh, thence North 89 degrees 59 minutes East along the south line of R.J. Reynolds Tobacco Company (formerly F.P. Alspaugh) 150 feet to an iron; thence South 3 degrees 23 minutes West, parallel with first line 110 feet to an iron in J.L. Waggoner's north line; thence South 89 degrees 59 minutes West along J.L. Waggoner's north line, parallel to the second line, 150 feet to the point of BEGINNING and being the western part of the land conveyed to O.W. Hanner and wife, Cora Hanner, by Mary Ann Waggoner by deed recorded in Book 106, Page 380, Forsyth County Registry.

TRACTS V and VI are the same properties described in a Deed recorded in Book 171, at Page 181, Forsyth County Registry.

All of the above tracts, TRACTS I, II, III, IV, V, and VI, are to remain as one parcel for tax purposes.