

2021060286 00119

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$71.00

PRESENTED & RECORDED
 11/03/2021 12:23:02 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3653
PG: 343 - 345

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$71.00

Parcel Identifier No. 6834-86-9853.000 Verified by Forsyth County on the ____ day of _____, 2021

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Lots 56 & 57, A.E. Holton Homeplace

THIS DEED made this 2nd day of November, 2021, by and between

GRANTOR

GLG Corporation, a North Carolina corporation

GRANTEE

American Brazilian Construction, LLC, a NC LLC

Property Address: 2051 Urban Street
 Winston-Salem, NC 27107

Mailing Address: 4826 Murray Road
 Winston-Salem, NC 27106

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 Grantor's interest in and to those certain lots or parcels of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

Submitted electronically by "Holton Law Firm"
 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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

GLG Corporation

By: *Jonathan L. Grane* (SEAL)
 Name: Jonathan L. Grane
 Title: President

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

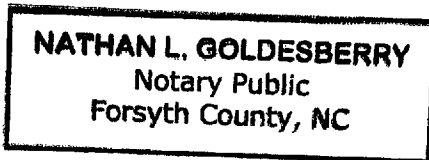
Jonathan L. Grane

Date: 11-2-2021

Nathan L. Goldesberry

Notary Public

Nathan L. Goldesberry
 Print Name



My commission expires: 3-23-2026

Exhibit A

BEGINNING at an iron stake on the east property line of Urban Street, at the northwest corner of Lot #55; thence eastwardly with the north line of Lot #55 South 82 deg. 35' East 96.85 feet to an iron stake, the northeast corner of Lot #55; thence northwardly in a line parallel with the east line of said street North 70 deg. 25' East 50 feet to an iron stake, the southeast corner of Lot #58; thence westwardly with the south line of Lot #58 North 82 deg. 35' West 96.85 feet to an iron stake, said east property line of Urban Street; thence southwardly with said line South 70 deg. 25' West 50 feet to an iron stake, the place of **BEGINNING**, being known and designated as Lots Nos. 56 and 57 as shown on the map of A. E. Holton Homeplace property recorded in Plat Book 2, Page 9A in the office of the Register of Deeds of Forsyth County, N. C., being the same property conveyed by deed from J. R. Secrest and wife, Ollie Hine Secrest, to J. E. Spann and wife, Luna Spann, dated July 1, 1928, filed for registration August 25, 1928 and recorded in Book 302, Page 101 in the office of the Register of Deeds of Forsyth County, and being the same property conveyed by T. C. Abernethy, substituted trustee to Home Owner's Loan Corporation by that certain deed of record in Book 416, page 121, Forsyth County Registry.