

**2021065147 00094**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1400.00**  
 PRESENTED & RECORDED  
 11/30/2021 11:47:24 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3658**  
**PG: 4395 - 4397**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,400.00

Parcel Identifier No. 6817-54-6965.000 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: Tract Briarcliffe Road

THIS DEED made this 12<sup>th</sup> day of November, 2021, by and between

## GRANTOR

William W. Sloan, Jr. and wife, Barbara A. Clifford

## GRANTEE

Twin Oaks Dental Real Estate, LLC, a NC LLC

Property Address: 2905 Briarcliffe Road  
 Winston-Salem, NC 27106

Mailing Address: 1090 Sussex Lane  
 Winston-Salem, NC 27104

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 that certain lot or parcel 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.

For back title, see Book 2739, Page 716, Forsyth County Registry.

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.

William W. Sloan, Jr. (SEAL)  
William W. Sloan, Jr.

Barbara A. Clifford (SEAL)  
Barbara A. Clifford

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State of North Carolina - County of Forsyth

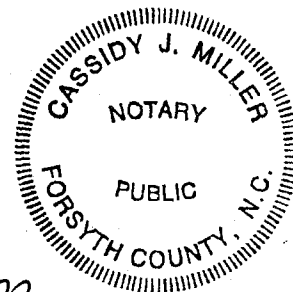
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William W. Sloan, Jr. and Barbara A. Clifford.

Date: November 12<sup>th</sup>, 2021

Cassidy J. Miller  
Notary Public  
CASSIDY J. MILLER  
Print Name

My commission expires:

July 30<sup>th</sup>, 2022



## EXHIBIT A

## Property Description

2905 Briarcliffe Road, Winston Salem, NC 27106

PIN: 6817-54-6965.000

BEGINNING at an iron stake in the western margin of Old Town Drive, the southeast corner of Lot 16, Hodgkin Park, Plat Book 4 at page 30, the property now or formerly of Martha T. Hege; running thence North 80 deg. 40' West 271.18 feet with the southern edge of Lot 16 to an iron; running thence South 4 deg. 28' West 100 feet to an iron, the southwest corner of Lot 14; running thence North 86 deg. 18' West 77.12 feet to an iron; running thence South 41 deg. 15' West 53.30 feet to an iron, the corner of Wachovia Bank & Trust Company; running thence South 48 deg. 25' East with Wachovia Bank & Trust Co. 149.11 feet to the Western edge of Briarcliff Road Extension; running thence in a northeasterly direction with said street along a curve to the right 166.56 feet to a point, the chord for said arc having a bearing of North 73 deg. 22' East and a distance of 162.37 feet; running thence with said street South 84 deg. 17' East 103.20 feet to an iron, the intersection of said street with Old Town Drive; running thence with Old Town Drive North 2 deg. 23' East 55.36 feet to an iron; and continuing with Old Town Drive North 8 deg. 52' East 99.40 feet to the Point and Place of Beginning; Being all of lot 14 and a portion of Lots 10 and 12, Hodgkin Park, plat book 4, page 30, and a portion of Lot 11, George Hodgkin property. Also being that property described in deed to Food Fair of North Carolina, Inc. in book 1132 at page 1677 and a portion of the property described in deeds to Food Fair of North Carolina, Inc., recorded in book 1004, pages 102 and 266. Being in every respect that property conveyed to Grantor by deed re-

This description has been revised to correct obvious typographical errors and is in all respects the same Property as that described in Book 2739, page 716, Forsyth County Registry.