

2021065835 00074

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00
 PRESENTED & RECORDED
 12/02/2021 12:22:52 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3659
PG: 4479 - 4482

Excise Tax **\$250.00**

Recording Time, Book and Page

Tax Lot No _____ Parcel Identifier No 6845-48-1305.00
 Verified by _____ County on the ____ day of _____, 20
 by _____

This instrument was prepared by Jeffrey J. Berg, a NC Licensed Attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index

0.62 acre tract, Old Greensboro Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made December 1, 2021, by and between

GRANTOR

GRANTEE

**C.A. Bailey, Jr, Trustee under the
 C.A. Bailey, Jr, Revocable Trust dated September 23, 1996
 210 Spy Glass Drive
 Bermuda Run, NC 27006**

**Dawn-Devon LLC
 315 Fairway Drive
 Lexington, NC 27292**

**Property Address: 3001 Old Greensboro Road
 Winston-Salem, NC 27101**

Enter in appropriate block for each party: name, 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 Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A" incorporated herein by reference as if fully set out herein.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3075, Page 4275.**

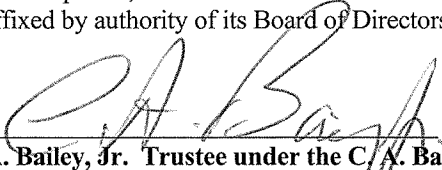
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

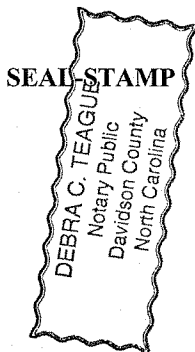
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property has ___ has not XX been used as the primary residence of the Grantor. NCGS§105-317.2.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
C. A. Bailey, Jr. Trustee under the C. A. Bailey, Jr.
Revocable Trust Agreement, dated September 23, 1996.



STATE OF NORTH CAROLINA, COUNTY OF DAVIDSON

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **C. A. Bailey, Jr. Trustee under the C. A. Bailey, Jr. Revocable Trust Agreement, dated September 23, 1996.**

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1 day of December, 2021.

My commission expires: 7/14/2026

 Notary Public

STATE OF NORTH CAROLINA

DAVIDSON COUNTY

CERTIFICATION OF TRUST

C. A. Bailey, Jr. Trustee under the C. A. Bailey, Jr. Revocable Trust Agreement, dated September 23, 1996.

THIS CERTIFICATION OF TRUST is provided pursuant to the provisions of G.S. 36C-10-1013, and the Trust provides the following information:

The undersigned, C. A. Bailey, Jr., hereby acknowledges, affirms and certifies the following:

1. The above referenced trust is presently in existence and entitled C. A. Bailey, Jr. Revocable Trust dated May 3, 2020, signed on that same date;
2. The settlor of the trust is C. A. Bailey, Jr.
3. The current trustee is C.A. Bailey, Jr.
4. The trustee is acting within the scope of the power and authority granted him by the trust;
5. The trust is revocable during the lifetime of Settlor;
6. No co-trustee is necessary to exercise powers of the trustee;
7. The trust taxpayer identification number will be certified by the Trustee to any person acting in reliance upon the certification of trust.
8. This property was vested in the trust by general warranty deed filed in Book 3075, Pages 4275; and
9. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certification of trust to be incorrect.

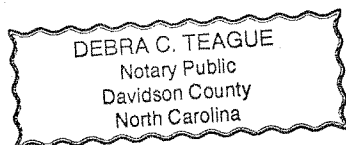
This the 1st of December, 2021.

C. A. Bailey, Jr. (SEAL)
C. A. Bailey, Jr., Trustee

North Carolina

Davidson County

Sworn to and subscribed before me this day by C. A. Bailey, Jr., Trustee, this the 1st of December, 2021.



Debra C. Teague
Notary Public

My Commission Expires: 7/14/2026

Exhibit "A"

BEGINNING at an iron stake at the northeast intersection of U.S. Highway No. 421 and 158 (both being the same Road) and Barbara Jane Avenue; said avenue being shown on the Map of Sam Fulp Development No. 2, said Map being recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Map Book 11, Page 78. Running thence with the north margin of the above mentioned Highway, north 54 deg. 15 min. East 78.9 feet to an iron stake D. F. Cockrums corner, thence with the line of said Cockrum, north 26 deg. 40 min. west 122.6 feet to an iron stake said Cockrums corner; thence with the line of said Cockrum, north 05 deg. 14 min. east 31.5 feet to an iron stake said Cockrums corner; thence with the line of Cockrum, north 17 deg. 35 min. west 113.4 feet to an iron stake said Cockrums corner in the line of R. Lee Angel; thence with the line of said Angel, and falling in with the line of T. W. Fulp, south 73 deg. 07 min. west 150.6 feet to an iron stake in the east margin of Barbara Jane Avenue; thence with the east margin of Barbara Jane Avenue, south 32 deg. 06 min. east 271.6 feet to the place of beginning, containing 00.62 acres.