

2021066332 00076

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1530.00
 PRESENTED & RECORDED
 12/06/2021 10:45:08 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3660
PG: 2763 - 2768

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$1,400.00~~ **1530.00**

Parcel Identifier Nos. 6827-75-9258.000; 6837-59-6509.000; 6845-62-2178.000; 6834-32-6599.000; 6837-65-4608.000; 6837-65-4801.000; and 6910-57-7282.000

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: multiple tracts, see Exhibit A for descriptions

THIS DEED made this 30 day of November, 2021, by and between

GRANTOR	GRANTEE
GLG Corporation, a North Carolina corporation	James David Allen and spouse, Sara Victoria Moser
	<u>Mailing Address:</u> 655 Spencer Court Wilmington, NC 28412

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 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 A. Greene* (SEAL)
Jonathan A. Greene, 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 A. Greene

Date: 11-30-2021

Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2/5/2022

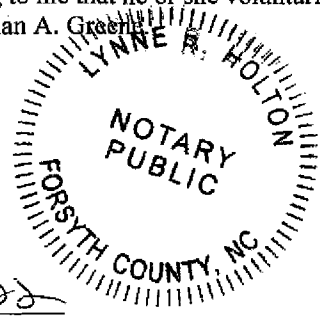


Exhibit A

Tract One: 44 Hoskins Drive, Winston-Salem, NC 27105

THAT PARCEL OF LAND LYING IN WINSTON TOWNSHIP, COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA CONTAINING 9,009 SQUARE FEET, MORE OR LESS, AS SHOWN ON A SURVEY DATED APRIL 6, 1999 BY MICHAEL E. GIZINSKI, REGISTERED LAND SURVEYOR, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON STAKE LYING IN THE ~~WEST~~ RIGHT OF WAY LINE OF HOSKINS DRIVE, (LOCATED 507.81 FEET NORTH OF INDIANA AVENUE) SAID IRON BEING THE NORTHEAST CORNER OF LOT NO. 9 AS SHOWN ON THE PLAT OF THE C. R. HOSKINS ESTATE AS RECORDED IN PLAT BOOK 17, PAGE 162, FORSYTH COUNTY REGISTRY AND RUNNING THENCE NORTH 78° 15' 20" WEST 140.0 FEET TO AN IRONS TAKE; RUNNING THENCE NORTH 39° 33' 50" EAST 84.88 FEET TO AN IRONS TAKE; RUNNING THENCE SOUTH 78° 16' EAST 100.0 FEET TO AN IRONS TAKE LOCATED IN THE WEST RIGHT OF WAY LINE OF HOSKINS DRIVE; AND RUNNING THENCE WITH THE WEST RIGHT OF WAY LINE OF HOSKINS DRIVE, SOUTH 11° 26' 50" WEST 75.09 FEET TO THE PLACE OF BEGINNING - AND BEING A PORTION OF LOT 10 AS SHOWN ON THE PLAT OF THE C. R. HOSKINS ESTATE AS RECORDED IN PLAT BOOK 17, PAGE 612, FORSYTH COUNTY REGISTRY

For back title, see Book 2097, Page 2490, Forsyth County Registry

Tract Two: 606 Voss Court, Winston-Salem, NC 27105

BEGINNING at an iron in the southern line of Lot 127 as shown on the Map of MOTORVILLE SECTION ONE as recorded in Plat Book 3, Page 82, Forsyth County Registry, said beginning point being South 88 degrees 51 min. 2 sec. East 115 feet from an iron in the eastern right of way line of Voss Street and marking the southwestern corner of said Lot 127 (also being the northwest corner of the above Tract 1 as described in Deed Book 2048, page 3311); FROM SAID BEGINNING POINT thence continuing with the southern line of said Lot 127 South 88 degrees 51 min. 2 sec East 95 feet to a new iron; thence on a new line South 0 degrees 02 minutes 33 seconds West 98.09 feet to a new iron in the northern line of Lot 124 of said Subdivision; thence continuing with said northern line of said Lot 124 North 88 degrees 27 min. 46 sec. West (passing an iron at 10 feet) for a total distance of 95.03 feet to a new iron the southeastern corner of above Tract 1; continuing with the eastern line of sad Tract 1, North 0 degrees 03 min. 7 sec. East 97.44 feet to the point and place of BEGINNING, containing 9,286 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

TOGETHER WITH AND SUBJECT TO a 25 foot access easement recorded in Deed Book 2097, page 2494.

For back title, see Book 2152, Page 3256, Forsyth County Registry

Tract Three: 1115 Butler Street, Winston-Salem, NC 27107

BEGINNING at an iron stake in the East line of Butler Street, said iron stake being South 2 degrees 14 minutes West 366.36 feet from the intersection of Reynolds Park Road and Butler Street, running thence South 87 degrees 38 minutes East 199.74 feet to an iron stake, the Southwest corner of Henry F. Fishel Property (Lot 20H, Block 2582); thence along a new line South 2 degrees 22 minutes West 100 feet to an iron stake, a new corner; thence along a new line North 87 degrees 38 minutes West 199.48 feet to an iron stake, a new corner in the East line of Butler Street North 2 degrees 14 minutes East 100 feet to the PLACE OF BEGINNING. Being known and designated as the West portion of E.W. Mabe property recorded in Deed Book 604, Page 5, Office of Register of Deeds of Forsyth County, North Carolina.

For back title, see Book 2126, Page 1942, Forsyth County Registry

Tract Four: 2912 Woodleigh Street, Winston-Salem, NC 27127

BEGINNING at a point on the West side of Woodleigh Street, said Point of Beginning being 150 feet South from the South side of Union Street, also being the Southeast corner of Lot 35, running thence along the West side of Woodleigh Street, South 21 degrees 30 minutes East 75 feet to a point; thence South 68 degrees 30 minutes West 150 feet to a point on the East side of a 15-foot alley; thence along said alley, North 21 degrees 30 minutes West 75 feet to a point, the Southwest corner of Lot 35; thence along the South line of Lot 35, North 68 degrees 30 minutes East 150 feet to the place of BEGINNING. Being Known and Designated as Lot 34 and the North half of Lot 33 as shown on the Plat of Woodleigh Place as recorded in Plat Book 3, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See plat recorded in Deed of Trust Book 541, Page 150. This is the same property as that described in Book 1169, Page 918, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For back title, see Book 2301, Page 1188, Forsyth County Registry

Tract Five: 4340 Breck Avenue, Winston-Salem, NC 27105

Tract A: Beginning at an iron pipe, along Breck Avenue, Forsyth County, North Carolina, said pipe being South 04 degrees 37' 52" West 199.89 feet from the Southeast corner of Lot 10R, being owned Johnson, said deed recorded in Deed Book 1136 Page 1579 Forsyth County Register of Deeds Office; and running thence North 86 degrees 02' 35" West 185.23 feet to an iron pipe; running thence North 04 degrees 48' 23" East 66.68 feet to an iron pipe; running thence South 86 degrees 01' 43" East 185.03 feet to an iron pipe; running thence South 04 degrees 37' 52" West 66.63 feet to the point and place of Beginning, containing .28 acres more or less according to a survey by Phillip R. Ball Registered Surveyor, dated March 15, 2000.

For back title, see Book 2112, Page 544, Forsyth County Registry

Tract Six: 4356 Breck Avenue, Winston-Salem, NC 27105

Tract B: Beginning an iron pipe, along Breck Avenue, Forsyth County, North Carolina said pipe being South 04 degrees 37' 52" West 66.63 feet from the Southeast corner of Lot 10R, being owned by Johnson, said deed recorded in Deed Book 1376 Page 1579 Forsyth County Register of Deeds office; and running thence along Breck Avenue, Forsyth County, North Carolina South 04 degrees 37' 52" West 66.63 feet to an iron pipe; running thence North 86 degrees 01' 43" West 185.03 feet to an iron pipe; running thence North 04 degrees 48' 23" East 66.68 feet to an iron pipe; running thence North 86 degrees 00' 52" West 184.82 feet to an iron pipe being the point and place of Beginning containing .28 acres more or less according to a survey by Phillip R. Ball, Registered Surveyor, dated March 15, 2000.

For back title, see Book 2112, Page 544, Forsyth County Registry

Tract Seven: 520 Bethania Rural Hall Road, Rural Hall, NC 27045

BEGINNING AT AN IRON PIN IN THE WESTERN RIGHT OF WAY LINE OF HIGHWAY 65, THE NORTHEAST CORNER OF THE SUE D. BROWN PROPERTY , AS DESCRIBED IN DEED RECORDED IN DEED BOOK 804, PAGE 187, FORSYTH COUNTY REGISTRY; THENCE ON BROWN'S NORTHERN LINE SOUTH $89^{\circ} 08'$ WEST 209.01 FEET TO AN EXISTING IRON IN THE NORTHWEST CORNER OF BROWN; THENCE ON BROWN'S WESTERN LINE SOUTH $13^{\circ} 36'$ EAST 89.92 FEET TO AN IRON STAKE, THE SOUTHWEST CORNER OF BROWN IN THE NORTHERN PROPERTY LINE OF IRENE W. PAYNE, AS DESCRIBED IN DEED RECORDED IN R. B. 986, PAGE 414, FORSYTH COUNTY REGISTRY; THENCE ON PAYNE'S NORTHERN LINE SOUTH $89^{\circ} 12' 30''$ WEST 228.52 FEET TO AN IRON STAKE, THE NORTHWEST CORNER OF IRENE PAYNE IN THE EASTERN LINE OF FRANK S. COOK, AS DESCRIBED IN DEED RECORDED IN R. B. 762, PAGE 2, FORSYTH COUNTY REGISTRY; THENCE ON COOK'S EASTERN LINE NORTH $07^{\circ} 13' 30''$ EAST 398.85 FEET; THENCE CONTINUING ON COOK'S EASTERN LINE (SEE DEED BOOK 773, PAGE 260) NORTH $17^{\circ} 17'$ EAST 43.06 FEET TO AN IRON STAKE IN THE SOUTHERN RIGHT OF WAY LINE OF TOBACCOVILLE ROAD; THENCE ON THE SOUTHERN RIGHT OF WAY LINE OF TOBACCOVILLE ROAD THE THREE (3) FOLLOWING CHORD BEARINGS AND DISTANCES: ALONG A CURVE TO THE LEFT A CHORD BEARING AND DISTANCE OF NORTH $81^{\circ} 07'$ EAST 78.92 FEET TO A POINT, ALONG A CURVE TO THE LEFT A CHORD BEARING AND DISTANCE OF NORTH $75^{\circ} 28' 30''$ EAST 100 FEET TO A POINT AND NORTH $74^{\circ} 00'$ EAST 150 FEET TO A POINT; THE SOUTHWEST INTERSECTION OF HIGHWAY 65 AND TOBACCOVILLE ROAD; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF HIGHWAY 65 THE FOUR (4) FOLLOWING CHORD BEARINGS AND DISTANCES: ALONG A CURVE TO THE LEFT A CHORD BEARING AND DISTANCE OF SOUTH $14^{\circ} 56'$ WEST 72.45 FEET TO A POINT, ALONG A CURVE TO THE LEFT A CHORD BEARING AND DISTANCE OF SOUTH $01^{\circ} 16'$ EAST 105.0 FEET TO A POINT, ALONG A CURVE TO THE LEFT A CHORD BEARING AND DISTANCE OF SOUTH $11^{\circ} 49'$ EAST 105.00 FEET TO A POINT, AND SOUTH $14^{\circ} 06' 30''$ EAST 150 FEET TO A POINT, THE NORTHEAST CORNER OF SUE D. BROWN, AS DESCRIBED IN DEED RECORDED IN R.B. 804, PAGE 187, FORSYTH COUNTY REGISTER, THE POINT AND PLACE OF BEGINNING, CONTAINING 3.42 ACRES MORE OR LESS, AND BEING THE IDENTICAL PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 1740. PAGE 2274, FORSYTH COUNTY REGISTRY, ALL ACCORDING TO SURVEY OF MICHAEL E. GIZINSKI DATED OCTOBER 11, 1990.

For back title, see Book 2042, Page 3659, Forsyth County Registry