

2021066688 00119
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$440.00
 PRESENTED & RECORDED
 12/07/2021 11:54:36 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY
BK: RE 3661
PG: 46 - 48

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$440.00

Parcel Identifier No.: 6847-90-2331.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: _____

THIS DEED made this 6 day of December, 2021, by and between

GRANTOR	GRANTEE
<p>JUSTIN KYLE SNYDER And spouse, DANIELLE ANN SNYDER</p> <p>Address: 422 Harvey Teague Road Winston-Salem, NC 27107</p>	<p>WARHOL SOUPCAN LLC</p> <p>Property Address: 3750 Tulip Drive Winston-Salem, NC 27105</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 the City of **Winston-Salem, Winston-Salem** Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed _____ includes, or _____ does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 3349, Page 1167.

A map showing the above-described property is recorded in Plat Book _____, Page _____.

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:

Any easements, restrictions, or rights of way of record.
2021 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

[Signature] (SEAL)
Justin Kyle Snyder
[Signature] (SEAL)
Danielle Ann Snyder

STATE OF NC COUNTY OF GUILFORD

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Justin Kyle Snyder** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 6 day of December, 2021.

[NOTARY SEAL] **SETH M GERRINGER**
Notary Public
North Carolina
Alamance County

[Signature]
Print Name: Seth M Gerring

My Commission Expires: 7-7-24

STATE OF NC COUNTY OF GUILFORD

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Danielle Ann Snyder** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 6 day of December, 2021.

[NOTARY SEAL] **SETH M GERRINGER**
Notary Public
North Carolina
Alamance County

[Signature]
Print Name: Seth M Gerring

My Commission Expires: 7-7-24

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe, said existing iron pipe being located in the west margin of Tulip Drive, said pipe also being the Southeast corner of the property of Joe L. Shaver (Deed Book 1955, Page 2548, Forsyth County Registry); thence from said beginning point South 88° 58' 33" West 99.15 feet to an existing iron pipe; thence continuing with Shaver's South line North 88° 23' 50" West 161.43 feet to an existing pipe, the Southwest corner of the Shaver property; thence South 02° 06' 00" West 90.00 feet to an existing iron pipe; thence South 88° 09' 54" East 260.70 feet to an existing iron pipe in the West margin of said Tulip Drive; thence continuing with said Western margin North 01° 56' 18" East 95.60 feet to an existing iron pipe, being the point and place of Beginning.

Said property containing 23,814 square feet and 0.547 acres more or less, all according to a survey by Kent J. Franklin, dated October 6, 2000 and being known as a map for Zella L. Frazier.

Property Address:
3750 Tulip Drive
Winston-Salem, NC 27105

PARCEL # 6847-90-2331.000