

2022000009 00009

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 01/03/2022 08:22:00 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3666**PG: 4373 - 4382**

Drafted by: A.J. Ceberio
 Freedman Thompson Witt Ceberio & Byrd, PLLC

No title search requested nor performed by drafting attorney.

This instrument prepared by A.J. Ceberio, a licensed North Carolina attorney, delinquent taxes, if any, to be paid by the closing attorney to the County tax collector upon disbursement of closing proceeds.

EXCISE TAX \$ 0.00 - No Taxable Consideration

Parcel Identified Numbers:	Property Addresses:
A. 6814-27-5142	3641 Westgate Center Circle
B. 6817-62-0764	2837 Fairlawn Drive
C. 6817-86-7614	2057 Bethabara Road
D. 6818-32-5968	2423 Bethabara Road
E. 6818-41-0834	5056 Hutchins Street
F. 6825-55-3312	1606 W First Street
G. 5884-88-5698	6770 River Center Drive

Mail after recording and future tax bills to: Grantee at _____

NORTH CAROLINA SPECIAL WARRANTY

DEED THIS DEED made this 28 day of December, 2021, by and

GRANTOR

between

GRANTEE

**Covington-Wilson, Inc., a North Carolina Corporation, a/k/a, Covington-Wilson Incorporated
 345 Witt Street
 Winston-Salem, NC 27103**

**Wilson Legacy, LLC, a North Carolina Limited Liability Company
 345 Witt Street
 Winston-Salem, NC 27103**

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.

submitted electronically by "Freedman Thompson Witt Ceberio & Byrd, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantor, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them 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 in Forsyth County, North Carolina, more particularly described as follows:

See Exhibits A - G, attached hereto and incorporated herein by reference.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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

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

Covington-Wilson Incorporated



(SEAL)

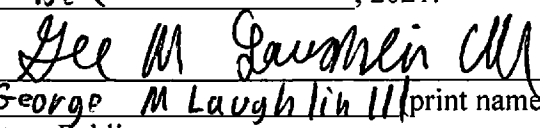
Name: Ken Schwenke

Title: President

STATE OF Pennsylvania)
COUNTY OF Montgomery)

I, George M Laughlin III, a Notary Public of Delaware County, Pennsylvania certify that Ken Schwenke, in his capacity as President of Covington-Wilson, Incorporated, a/k/a Covington-Wilson, Inc., personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 28 day of Dec, 2021.



George M Laughlin III (print name)
Notary Public

Commonwealth of Pennsylvania - Notary Seal
George M. Laughlin III, Notary Public
Delaware County
My commission expires March 25, 2023
Commission number 1285819
Member, Pennsylvania Association of Notaries

(SEAL)

My Commission Expires: 3-25-2023

Exhibit A
Legal Description
3641 Westgate Center Cir

COMMENCING at an iron stake in the eastern right of way line of Westgate Drive, said iron stake being the southwest corner of Lot Number 24 as shown on the Plat of Vest Mill Office Plaza as recorded in Plat Book 28, page 135, Forsyth County Registry, thence along the eastern right of way line of Westgate Drive extended, South $01^{\circ} 26' 30''$ West 330.00 feet to an iron stake in said right of way line; thence North $83^{\circ} 20' 30''$ East 212.13 feet to an iron stake, the point and place of beginning; thence from said point and place of beginning, South $67^{\circ} 16' 30''$ East 138.08 feet to an iron stake in the northwestern right of way line of Westgate Circle (a 50 foot wide street); thence on a curve to the left with the right of way line of Westgate Circle a chord direction and distance North $29^{\circ} 25' 30''$ East 164.23 feet to an iron stake (arc distance 165.50 feet); thence North $88^{\circ} 32' 00''$ West 205.71 feet to an iron stake; thence South $01^{\circ} 26' 30''$ West 95.00 feet to an iron stake, the point and place of beginning, containing 22,004 square feet and being designated as Lot 23-C on a plat entitled Vest Mill Office Plaza, Section Two made by Michael E. Gizinski, R.L.S., in August, 1983, recorded in the Forsyth County Registry in Plat Book 29, page 57, together with any necessary easements set forth in Book 1408, page 1649, Forsyth County Registry.

Exhibit B
Legal Description
2837 Fairlawn Drive

TRACT 2: BEGINNING at an iron stake in the south line of Fairlawn Drive, at the northwest corner of Tract 1 above; running thence with the west line of Tract 1 above South 29° 10' East 187.93 feet to an iron stake in the north line of J. Hugh Davis'; running thence with Davis' line South 85° 22' West 76.31 feet to a point and South 38° 56' West 112.49 feet to a point in a branch; running thence in the same general direction as the branch South 88° 11' West 187.18 feet to a point in the south line of Fairlawn Drive; running thence with said line of Fairlawn Drive as it curves to the right a cord direction and distance of North 32° 19' East 65.56 feet to an iron stake; thence North 43° 27' East 150 feet to the p.c. of a curve to the right and thence along the cord of said curve northeasterly 144.20 feet, more or less, to the point and place of BEGINNING, containing 1 acre, more or less.

The property described hereinabove was acquired by grantor by instrument recorded in Book 935, Page 550, Forsyth County Registry.

Exhibit C
Legal Description
2057 Bethabara Road

Lying and being in Old Town Township and Beginning at an iron stake located in the north margin of Bethabara Road, in the west line of Percival Perry's land (now or formerly), said iron stake being located south $28^{\circ} 18'$ west 10.81 feet from an iron stake located in the northeasterly right of way line of Bethabara Road (said right of way being 60 feet in width); running thence in the northeasterly right of way of Bethabara Road north $51^{\circ} 25'$ west 30.98 feet to a point; continuing in said right of way north $47^{\circ} 53'$ west 75 feet to a point and north $42^{\circ} 29'$ west 200 feet to an old iron stake, the westernmost corner of the property described in Deed Book 990 page 490; running thence north $47^{\circ} 31'$ east 160.01 feet to an old iron stake; running thence south $42^{\circ} 32'$ east 99.9 feet to an old iron stake; running thence north $28^{\circ} 22'$ east 497.75 feet to an old iron stake in the southwesterly right of way line of Southern Railway; running thence with the right of way of said Railway south $70^{\circ} 40'$ east 76.43 feet to an iron stake, and south $71^{\circ} 21'$ east 69.85 feet to an old iron stake; running thence with the west line of Perry – Patrick property (Lots 9 through 14 of Tax Block 3605) south $28^{\circ} 18'$ west 717.89 feet to an old iron stake located in the northeasterly right of way line of Bethabara Road; running thence south $28^{\circ} 18'$ west 10.81 feet to the point and place of Beginning, and being all the property described in Deed Books 990 at page 490 and 990 at page 491 of the Forsyth County Registry, as taken from an updated plat of survey prepared by Jones & Beasley, Inc. dated April 16, 1970 (Job No. 7048-1).

The property described hereinabove was acquired by grantor by instrument recorded in Book 1138, Page 898, Forsyth County Registry.

Exhibit D
Legal Description
2423 Bethabara Road

PARCEL NO. I

Tract No. 1: BEG. NING at a Green Tree, corner of Dower's Lot, running North 3.5° East 525 feet to a stake; thence East 112 feet to a stake, the W. A. Cass corner; thence North 3.5° East 800 feet to an iron stake on South side of Road; thence East on South side of Road 112 feet to a stone; thence South 3.5° West 1946 feet to a stone in line of Lot No. 1; thence with said Lot West 368 feet to a stone in line of Dower Tract; thence with said line North 14° East 780 feet to the BEGINNING. Containing 10 acres, more or less. See Deed Book 220, page 140, same being in Old Town Township.

TRACT No. 2: Same being Tract No. 4, containing 15 acres, same was allotted to R. D. Bailey, Jr., which is described and bounded as follows: BEGINNING at a stone on the West bank of a branch, corner of Lot No. 2, running West with Lot No. 2, and Lot No. 1, 421 feet to a stone, corner of Lot No. 3, thence with said Lot North 3.5° East 1946 feet to a stone at Sprinkles Road, corner of Lot No. 3; thence East 2707 feet to the aforesaid branch; thence with the meandering of the same Southwardly to BEGINNING. Same being in Old Town Township.

Being the same property as described as Tracts No. 1 and 2 in deed recorded in Deed Book 508, page 336 of the Forsyth County Registry.

PARCEL NO. II

BEGINNING at an iron located on the Westerly side of a private Drive between M. A. Hall and Joe H. Brown property, same being a M. A. Hall corner; running thence North $41^{\circ} 20'$ West 219.80 feet to M. A. Hall corner in the Kurdian line; thence running on Kurdian line North $52^{\circ} 50'$ East 62.70 feet to another iron corner; thence continuing on, on the Kurdian line North $14^{\circ} 50'$ East 563 feet to an iron corner of Hall, Kurdian, Slate and Joe H. Brown; thence running on the Joe H. Brown line South $88^{\circ} 58'$ East 354.60 feet to another iron corner of Joe H. Brown; thence running on another Joe H. Brown line South $00^{\circ} 03'$ West 409.20 feet to another iron corner of Joe H. Brown and M. A. Hall in the Westerly line of Private Drive; thence running on the Westerly line of the Private Drive South $50^{\circ} 37'$ West 523.40 feet to the BEGINNING corner. Parcel containing 6.07 acres according to Map, Property of M. A. Hall, by H. A. Buras, who surveyed same August 19, 1963, see Plat Book 9, page 208, and Deed Book 592, page 344, for further reference. And for further reference see recorded Deed and Map of the Bailey Property, Deed Book 220, page 140.

Being the same property as described in deed recorded in Deed Book 868, page 317 of the Forsyth County Registry.

PARCEL NO. III

BEGINNING at the mouth of a ditch, W. E. Bailey's corner, running North 58.5° West 198 feet; thence South 87.5° West 172.5 feet to a stone; thence South 58° West 578 feet to a stone at the Bethania-Oldtown Road; thence North 34.5° West with the road 370 feet to a stone, corner of Lot No. 1; thence North 50° East 858 feet to a stone; thence North 411 feet to a stone; thence East 260 feet to a branch; thence with the branch Southwardly 957 feet to the place of BEGINNING. This being the Tract of land allotted to Ethel Mae Bailey in the division of the lands belonging to J. H. Bailey, deceased. See Deed Book 220, page 140, Register of Deeds Office, Forsyth County, North Carolina.

Being the same property as described in deed recorded in Deed Book 504, page 197 of the Forsyth County Registry.

PARCEL NO. IV

BEGINNING at a point in center of Old Town and Bethania Road, iron stake in the Northeast margin of Road 275.5 feet Northwest of H. C. Allen and H. H. Hailey corner; thence with H. C. Allen line North $38^{\circ} 30'$ East 510 feet to iron stake, Joe H. Brown corner; thence with Joe H. Brown line South $87^{\circ} 30'$ West 172.5 feet to iron stake, Joe H. Brown corner; thence with Joe H. Brown line South $54^{\circ} 45'$ West 441.5 feet to a point in center of Old Town and Bethania Road, iron stake in the Northeast margin of Road; thence with center of Road South 54° East 275.5 feet to BEGINNING. Containing 2.15 acres, more or less.

Being the same property as described in deeds recorded in Deed Book 695, page 12 and Deed Book 815, page 234 of the Forsyth County Registry.

There is excepted from the above described Parcel No. IV a tract from the Southeast corner thereof described as follows:

BEGINNING at a point in center of Oldtown and Bethania Road, an iron stake in the Northeast margin of said road 275.5 feet Northwest of H. C. Allen and H. E. Hailey corner; running thence with the Northeastern margin of said road North 54° West 175 feet to a point in the margin of said road; thence North $38^{\circ} 30'$ East 200 feet to a point, a new corner; thence South 54° East 200 feet to a point in the old line; thence South $88^{\circ} 30'$ West 200 feet to the point and place of BEGINNING.

Exhibit E
Legal Description
5056 Hutchins Street

BEING KNOWN AND DESIGNATED as Lot No. 15 as shown on the map of ROMAN ACRES, Section 1, recorded in Plat Book 27, Page 165, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Exhibit F
Legal Description
1606 W First Street

BEING known as Lot No. Five (5) as shown on Plat of West Highlands, Section 4, Plat of said property being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 6, Page 5, reference to which is hereby made.

Exhibit G
Legal Description
6770 River Center Drive

BEING KNOWN and designated as Lot 3B as shown on the revised survey map of RIVER RIDGE recorded in Plat Book 44, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.