

2022001028 00011

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$825.00
PRESENTED & RECORDED
01/07/2022 08:10:56 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3668
PG: 371 - 373

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$825.00
Parcel Identifier No. **6835-24-9613.000** Verified by _____ County on the _____ day of _____, 20____

By: _____

THIS INSTRUMENT PREPARED BY WILLIAM I. RANKIN, II, ESQ., 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.

Mail/Box to: _____ GRANTEE (address below) _____

This instrument was prepared by: WILLIAM I. RANKIN, II, ESQ., LAW FIRM CAROLINAS

Title Insurance Co.: INVESTORS TITLE

Brief description for the Index: LOT 108, Blk 558

THIS DEED made this 10 day of DECEMBER, 2021, by and between:

GRANTOR	GRANTEE
<p>Summit Place LLC, a North Carolina Limited liability company</p> <p>MAILING ADDRESS: 608 SUMMIT STREET WINSTON-SALEM, NC 27101</p>	<p>Patricia Belen Hayes, unmarried</p> <p>MAILING AND PROPERTY ADDRESS: 313 S. MAIN STREET WINSTON-SALEM, NC 27101</p>

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

Property Address: 313 S. Main Street, Winston-Salem, NC 27101
Parcel ID: 6835-24-9613.000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3578, Page 3946.

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

A map showing the above described property is recorded in Plat Book 8, Page 66.

* Waiver of Right to Purchase by Old Salem, Inc. recorded in Book 3668, page 239.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3578, Page 3946.

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

A map showing the above described property is recorded in Plat Book 8, Page 766.


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:

1. THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.
2. THE COVENANTS AND RESTRICTIONS AS THE SAME ARE SET FORTH IN THE CERTAIN DEED AND OPTION AGREEMENT RECORDED IN BOOK 1656, PAGE 2389.

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

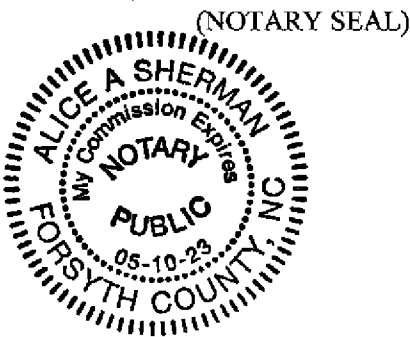
Summit Place LLC

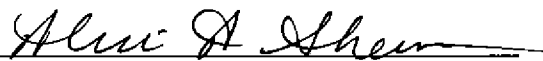
 (SEAL)
 By: L M Baker, Jr.
 Title: Member/Manager

STATE OF NC , COUNTY OF FORSYTH

I, the undersigned Notary Public of the aforesaid State, County of FORSYTH , do hereby certify L M Baker, Jr. personally came before me this day and acknowledged that (s)he is the Member/Manager of Summit Place LLC, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 10 day of December , 2021.




 Notary Public
 My Commission Expires: 5-10-23

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT "A"

Legal Description

Being known and designated as that certain lot fronting 60 feet on South Main Street and of that width extending east-wardly 180 feet, same being those premises described in Deed Book 4 at Page 478 and Deed Book 8 at Page 559, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, and being subsequently combined into one description in that certain deed recorded in Deed Book 906 at Page 364 in the office of the Register of Deeds of Forsyth County, North Carolina, and being more accurately designated as the northernmost 50 feet of Lot No. 83 and the southernmost 10 feet of Lot No. 84 as set out upon the Plat of Salem, recorded in Plat Book 8 at Page 66 in the office of the Register of Deeds of Forsyth County, North Carolina, and being further designated as Tax Lot 108, Tax Block 558, as set out upon the Tax Maps as they are presently constituted in the office of the Forsyth County Tax Supervisor.

Property Address: 313 S. Main Street, Winston-Salem, NC 27101

Parcel ID: 6835-24-9613.000