

2022005876 00116

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

\$115.00

PRESENTED & RECORDED

02/04/2022 01:24:24 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3673

PG: 4264 - 4269

SPECIAL WARRANTY DEED

Excise Tax: \$115.⁰⁰

PREPARED BY: Heather Kiger Law, PLLC

MAIL TO Grantee: 5810 McGee Street Winston-Salem NC 27105

Property Address: 0 Liberty St Winston-Salem, NC 27105

NOT GRANTOR'S PRIMARY RESIDENCE

THIS DEED, made this 2 day of February, 2022, by **DASH HOLDINGS, LLC, a South Carolina Limited Liability Company**, party of the first part, and **LUXOR TRANSPORTATION INC., a North Carolina Corporation** party of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, and the heirs and assigns of said party of the second part, all her interest in that certain lot or parcel of land situated in the County of FORSYTH, State of North Carolina, more particularly described as follows, to wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and the heirs and assigns of said party forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that she is seized of said premises in fee and has the right to convey same in fee simple; that he will WARRANT AND DEFEND the said title to the same against the claims of all persons claiming by, through and under him.

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

Special Warranty Deed

submitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

DASH HOLDINGS, LLC

James Hyatt
By: James Hyatt Member/Manager

State of South Carolina
County of Greenville

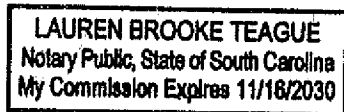
I, Lauren Brooke Teague, the undersigned Notary Public of County and State aforesaid, certify that the following person (s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing documents for the purpose stated herein and in the capacity indicated: James Hyatt, Member/Manager of Dash Holdings, LLC, a South Carolina Limited Liability Company

WITNESS my hand and official stamp or seal, this 2 day of February, 2022

My commission expires: Nov. 16, 2030

Lauren Brooke Teague
Notary Public Signature

Lauren Brooke Teague
Notary's printed or typed name



SEAL

EXHIBIT A

0 N. Liberty Street Winston-Salem, NC 27105 Tracts

All that property as described in Deed Book 1279 Page 0141, Forsyth County Registry, reference to which is hereby made for a more particular description and further described below. Also See Forsyth County Parcel IDs 6836-56-6586.00 (Tax Block 1481 Lot 003), 6836-56-6680.00 (Tax Block 1481 Lot 005), 6836-56-6683.00 (Tax Block 1481 Lot 007) 6836-56-6659.00 (Tax Block 1481 Lot 008), 6836-56-6765.00 (Tax Block 1482 Lot 001), 6836-56-6768.00 (Tax Block 1482 Lot 104), 6836-56-6860.00 (Tax Block 1482 Lot 102), 6836-56-6867.00 (Tax Block 1482 Lot 005)

TRACT 1: Lying and being in the City of Winston-Salem, North Carolina, on Liberty Street and opposite the Fair Ground and the same being all of Lot No. 7 and the northern half of Lot No. 6 formerly owned by A. F. Moses, and recorded in Plat Book 2, Page 28A in the Office of the Register of Deeds of Forsyth County, North Carolina, and being a strip of land on the West side of Liberty Street fronting on the West side of Liberty Street 30 feet and of that width extending back in a westwardly direction in parallel lines 100 feet and being a rectangular lot composing all of Lot No. 7 and the northern half of Lot No. 6 on said plat, to which reference is hereby made for a more particular description. Also known and designated as Lots 7 and 103, Block 1481, Winston Township, as shown on the Forsyth County Tax Map. See Deed Book 857, Page 380.

TRACT 2: Lot No. 4 as shown on the map of Fairview Supply Company, recorded in the Register of Deeds Office of Forsyth County, North Carolina, in Plat Book 5, Page 16, to which said map reference is hereby made for a more particular description. Also known and designated as Lots 102 and 103, Block 1482, Winston Township, as shown on the Forsyth County Tax Map. See Deed Book 857, Page 380.

TRACT 3: BEGINNING at an iron stake on the West side of Liberty Street on the plat of the property hereinafter referred to, said point of beginning being at the northeast corner of Lot No. 7; running thence West along the North line of Lot No. 7 for a distance of 100 feet to an iron stake on the East side of a ten foot alley; thence North along the East side of said alley 20 feet to an iron stake, the southwest corner of Lot No. 9; thence East along the South line of Lot No. 9, 100 feet to an iron stake, the West side of Liberty Street; thence South along the West side of Liberty Street 20 feet to the place of beginning, being known and designated as Lot No. 8 as shown on the plat of S. E. Case & Company property, plat of said property recorded in Plat Book 2, Page 28A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed Book 857, Page 356.

TRACT 4: Lying and being in the City of Winston-Salem on the West side of Liberty Street, and being all of Lot No. 5 and the southern one-half of Lot No. 6 on the plat of S. E. Case & Company property recorded in Plat Book 2, Page 28A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. This property is also known as Lots 5 and 102, Block 1481, Forsyth County Tax Map. See Deed Book 859, Page 385.

TRACT 5: Being known as Lots 3 and 4 as shown on Plat of the S. E. Case & Co., at all property, recorded in Plat Book 2, Page 28A, in the Office of the Register of Deeds of Forsyth County, North Carolina. This property is also known as Lots 3 and 4, Block 1481 on the City-County Tax Maps and is located on North Liberty Street in the City of Winston-Salem. See Deed Book 875, Page 59.

TRACT 6: BEGINNING at an iron stake on the West side of Liberty Street, northern corner of Lot No. 8, and runs thence in a northern direction along the West side of Liberty Street 55.20 feet to an iron stake; thence in a northwestwardly direction approximately 90 feet to the line of Virginia Holding Corporation; thence in a southerly direction along the line of said Virginia Holding Corporation and an alley approximately 110 feet; thence eastwardly along the line of Lot No. 8 approximately 107.81 feet to the beginning, being known and designated as Lots Nos. 9, 10, and 11, less that portion of the same that has been sold, of the S. E. Case & Company et al property, recorded in Plat Book 2, Page 28A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made. See Deed Book 877, Page 383.

TRACT 7: All that certain piece or parcel of land situate in the City of Winston-Salem, County of Forsyth, State of North Carolina, bounded and described as follows:

BEGINNING at a point in the West line of North Liberty Street, said point being North $86^{\circ} 46'$ East 55.16 feet distant from a point in the center line of northbound main track of the Shenandoah Division - Winston-Salem District of the Norfolk and Western Railway Company at station 6289 + 01.3 and at Mile Post R-124 + 692.8 feet as measured from Roanoke, Virginia, said point being also in the eastern line of right of way of said Railway Company; thence with said line of right of way as follows: with the West line of said North Liberty Street, South $3^{\circ} 14'$ East 133.1 feet to a rail monument, corner to Lots 5 and 4, as shown on City map of North Liberty Street, compiled June, 1925; thence with the dividing line between said lots, South $88^{\circ} 33'$ West 50 feet to a rail monument; thence through Lot 4 parallel with and 50 feet distant westwardly from the West line of North Liberty Street, South $3^{\circ} 14'$ East 20 feet to a point in the dividing line between Lots 4 and 3; thence westwardly with the dividing line 2 feet to a point; thence through Lot 3 parallel with and 52 feet distant westwardly from the West line of North Liberty Street, South $3^{\circ} 14'$ East 20 feet to a rail monument in the dividing line between Lots 3 and 2; thence with said dividing line between Lots 3 and 2, South $87^{\circ} 56'$ West 20.53 feet to a rail monument; thence through Lots 2 and 11, South $14^{\circ} 00'$ West 69.91 feet to a rail monument in the dividing line between Lots 11 and 10; thence with said dividing line as follows: South $86^{\circ} 25\text{-}1/2'$ West 7.0 feet to a rail monument, the northwest corner to Lot 10; thence South $3^{\circ} 06\text{-}1/2'$ East 9.93 feet to a rail monument; thence with the northern terminus of an alley, South $84^{\circ} 27'$ West 10.2 feet to a rail monument; thence with the West line of said alley, South $3^{\circ} 06\text{-}1/2'$ East 152.11 feet to its point of intersection with the North line of 28th Street (formerly Walkertown Road), said point being South $60^{\circ} 51\text{-}1/2'$ East 76.77 feet distant from a point in the center line of the northbound main tract of said Railway at Station 6293 + 60.38; thence with the North line of 28th Street, North $60^{\circ} 51\text{-}1/2'$ West 35.74 feet to a point; thence through the right of way of said Railway Company as follows: by a line parallel with and 40 feet distant eastwardly from the center line of the northbound main track of said Railway North $15^{\circ} 16'$ East 33.40 feet to a point; thence North $74^{\circ} 44'$ West 20.0 feet to a point;

thence by a line parallel with and 20 feet distant eastwardly from the center line of the northbound main track of said Railway, North 15° 16' East 235.49 feet to a point; thence North 20° 58' East 33.90 feet to a point; thence North 20° 07' East 94.60 feet to a point, said point being North 86° 46' East 32.97 feet distant from a point in the center line of northbound main tract of said railway at station 6289 + 01.3; thence North 86° 46' East 22.19 feet to the point of beginning, and containing 0.296 of an acre, more or less, as shown on Plan N-30159-A, dated January 9, 1964, print of which is attached to deed dated January 20, 1964, recorded in Deed Book 877, Page 379. Subject to reservations and exceptions contained in the deed to grantor recorded in Book 886 at Page 45.

TRACT 8: Being known and designated as Lot No. 1 as shown on map of Fairview Supply Company, plat of said property being recorded in Plat Book 5, Page 16 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed Book 877, Page 464. See also affidavit recorded in Book 877, Page 465.

TRACT 9: Being known and designated as Lot No. 2 as shown on map of Fairview Supply Company, plat of said property being recorded in Plat Book 5, Page 16 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed Book 877, Page 464. See also affidavit recorded in Book 877, Page 465.

There is EXCEPTED from this lot that part off of the rear end of said lot conveyed to Virginia Holding Corporation and recorded in Book 272, Page 294, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being all of the property acquired in Deed Book 888, Page 45, Forsyth County Registry.