

2022005877 00117

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
02/04/2022 01:24:24 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3673
PG: 4270 - 4272

Excise Tax: No Taxable Consideration

Drafted By: Heather J. Kiger (No title search performed)

1303 Ashleybrook Lane, Winston-Salem, NC 27103

Return To: 5810 McGee St. Winston-Salem NC 27105

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

QUITCLAIM DEED

THIS DEED, made and entered into this 2 day of February, 2022, by and between DASH HOLDINGS, LLC, hereinafter called "Grantor"; and LUXOR TRANSPORTATION INC., hereinafter referred to as "Grantee".

WITNESSETH

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents has remised and released and by these presents does remise, release and convey, and forever quitclaim unto the Grantee, her heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land situated in **FORSYTH** County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, it heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under it.

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 "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.

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

DASH HOLDINGS, LLC

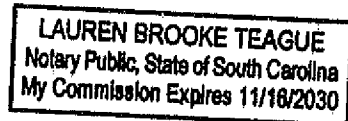
James Hyatt
By: James Hyatt Member/Manager

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



SEAL

Lauren Brooke Teague
Notary Public Signature

Lauren Brooke Teague
Notary's printed or typed name

EXHIBIT A

Lying and being in Winston Township of Forsyth County and beginning at an iron pipe placed, said iron placed being in the Northeast right of way of 28th Street, being located at the Southeast corner of railroad property known as Pin # 6836-56-5587, being located S 61°03'24"E 26.33' from the intersection of the Southeast right of way of the railroad, being located S 40°14'17"W 205.97' from the fire hydrant located near the West right of way of Liberty Street, and being located at the point and place of BEGINNING.

Running thence with the common line between properties known as Pin # 6836-56-5587 and Pin # 6836-56-6659, N 15°20'13"E 39.97' to an iron pipe placed;

Continuing thence with the common line between properties known as Pin # 6836-56-5587 and Pin # 6836-56-6659, N 77°37'09"W 25.95; to an iron placed in the Southeast right of way of the Railroad right of way;

Running thence with the Southeast right of way of the railroad, N 14°45'53"E 353.89' to an iron pipe placed at the Northwest corner of Pin # 6836-56-6867;

Running thence with the North property line of Pin # 6836-56-6867, N 86°29'35"E 37.48' to an iron pipe placed in the West right of way of Liberty Street;

Running thence with the West right of way line of Liberty Street, S 03°34'56"E 397.75' to and iron pipe placed in the West right of Liberty Street and at the Northwest corner of Pin # 6836-56-6593;

Running thence with the North right of way of Pin # 6836-56-6593, S 86°28'14"W 100.33' to an iron pipe placed;

Running thence with the West property line of Pin 6836-56-6593, S 00°42'01"E 6.53; to a point in the North right of way of 28th Street;

Running thence with the North right of way line of 28th Street, N 60°45'06"W 43.11' to an iron pipe placed at the point and place of BEGINNING.

The property described above contains 39,327 square feet (0.903 acre) and is based on a map prepared by Kale Engineering. Map is titled Boundary Survey For Luis Peralta, dated 01/03/22, and numbered 21147.