

2022006391 00149

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00
 PRESENTED & RECORDED
 02/08/2022 02:45:45 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3674
PG: 2138 - 2140

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$ 300.00
Parcel ID:	6836-57-1136.000
Mail/Box to:	Grantee
Property Address:	2805 Indiana Avenue, Winston-Salem, NC 27106
Prepared by:	This instrument prepared by Darren S. Cranfill, 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.
Brief description for the Index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 7 day of Feb. 2022 by and between:

GRANTOR	GRANTEE
<p style="text-align: center;">DAB LAND, LLC, a North Carolina Limited Liability Company and Jimmy C. Baker 5879 Odenton Lane Pfafftown, NC 27040</p>	<p style="text-align: center;">1960 Properties, LLC, a North Carolina Limited Liability Company 300 Black Belt World Drive Knightdale, NC 27545</p>

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book **3405**, page **1814**.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book ___, page ___.

This deed is done as part of the winding up process of the Grantor and Jimmy C. Baker, joins in this conveyance as sole owner of all the membership interest of the Grantor to signify his consent and approval thereto.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2022 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Jimmy C. Baker
Name: Jimmy C. Baker

Name: _____

Name: _____

Name: _____

DAB LAND, LLC

Entity Name

By: Jimmy C. Baker

Name: Jimmy C. Baker

Title: Member/Manager

By: _____

Name: _____

Title: _____

STATE OF North Carolina COUNTY OF Forsyth

I Dixie S Caudill, a Notary of the above state and Stokes county, certify that the following person(s) personally appeared before me on the 7 day of February 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Jimmy C. Baker, individually and as sole Member/Manager of DAB LAND, LLC**

Affix Notary Seal/Stamp

DIXIE S. CAUDILL
NOTARY PUBLIC
Stokes County
North Carolina
My Commission Expires Jan. 7, 2024

Dixie S Caudill

Notary Public (Official Signature)

My commission expires: 1-7-2024

Exhibit "A"

Parcel A

A certain lot or parcel of land lying in Forsyth County, North Carolina, adjoining the lands of R. J. Reynolds, Dick Partin and others bounded as follows, viz:

BEGINNING at a stake on the line of the right of way of the N.W.N.C. Railroad on Partin's line, thence along the said Railroad line in the direction of Winston twenty-two (22) poles and ten (10) links to a stone on said line, then West on new line twenty-seven (27) poles to a stone on R.J. Reynolds' line, thence North on Reynolds' and Partin's line twenty-one (21) poles to Partin's corner, thence East on Partin's line nineteen (19) poles and ten (10) links to the place of BEGINNING.

Being the same land conveyed by J.E. Shelton Box and Lumber Company to Atlantic Bitulithic Company by deed dated August 22, 1919 and recorded in Deed Book 157, page 1, Office of the Register of Deeds in Forsyth County, North Carolina.

There is excepted however from said Parcel A a certain triangular plot of ground containing 0.39 acres conveyed by Atlantic Bitulithic Company to R.J. Reynolds Realty Company by Deed dated March 5, 1923 and recorded in Deed Book 205, Page 218, in said office.

Parcel B

A certain tract or parcel of land in Forsyth County, State of North Carolina, adjoining the lands of So. Ry. Co., and others, bounded as follows, viz:

BEGINNING at an iron in the North edge of Old Town Road, where it intersects the Western edge of the right-of-way of the Southern Railway Company and running thence with the edge of Old Town Road North 41 deg. 30 min. West 358 feet to a point in the edge of the road; thence South 88 deg. 10 min. East 201 feet to the right of way of Southern Railway Company; thence with said right of way Southwardly as it curves 263 feet to the point and place of BEGINNING and containing 0.62 acres.

This plot of ground conveyed is all that triangular piece of land South of the property now owned by the Atlantic Bitulithic Company and bounded on the other two sides by the right of way of the Southern Railway and the Old Town Road. Being the same lands conveyed by R.J. Reynolds Realty Company, to Atlantic Bitulithic Company by deed dated February 26, 1923 and recorded in Deed Book 205, page 169, in said office.

Being the same property conveyed to APAC-Carolina, Inc. by Deed effective October 1, 1983 to be filed of record simultaneously herewith in the Office of the Register of Deeds in Forsyth County, North Carolina.

APAC-Carolina, Inc. changed its name to APAC-Atlantic, Inc. on March 25, 2003 and duly recorded the name change in the Office of the Delaware Secretary of State on March 28, 2003.