

2022007105 00101

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
02/11/2022 12:53:17 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3675
PG: 1763 - 1765

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500

Parcel Identifier No. 6835-15-3539.000

Mail/Box to: Grantee:

This instrument was prepared by: Jason Goins, Attorney-at-Law

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 2022, by and between

GRANTOR	GRANTEE
<p>LBF, LLC</p> <p>Address: 461 Heritage Drive Lewisville, NC 27023</p>	<p>BAF RSMW 1 LLC</p> <p>Property Address: 409 W First Street Winston-Salem, NC 27101</p> <p>Mailing Address:</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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.

WITNESSETH, that the Grantor, for a valuable consideration 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 situated in **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property herein above described was acquired by Grantor by instrument recorded in Book **2459**, Page **4536**.

A map showing the above-described property is recorded in Plat Book **1**, Page **30**.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

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

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions or rights of way of record.

2021 ad valorem taxes.

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

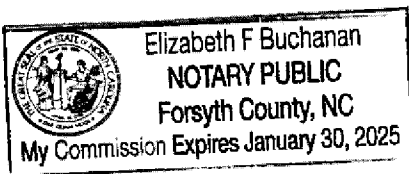
LBF, LLC

Steve Felts Member/Manager (SEAL)
Eva Jane Felts member/Manager
Print Name: Steve Felts
Print Title: Member/Manager
Eva Jane Felts member/Manager

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned, a Notary Public of the state of NC and county of Forsyth, certify that Steve Felts and Eva Jane Felts personally appeared before me this day and acknowledged that (s)he is Member/Manager of LBF, LLC, a limited liability company, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 4th day of February, 2022.

[NOTARY SEAL]



Elizabeth F. Buchanan
Print Name: Elizabeth F. Buchanan

My Commission Expires:
1/30/2025

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Beginning at an iron stake 50 feet East of the Northeast corner of First and Spruce Streets and running thence in an Eastwardly direction along the North side of First Street 50 feet to an iron stake, and of that width extending back Northwardly 100 feet, being Lot No. 2 on the map of property formerly owned by Stockton, recorded in the Office of the Register of Deeds for Forsyth County, in Plat Book 1, at Page 31.

Property Address:

409 W. First Street
Winston-Salem, NC 27101

PARCEL # 6835-15-3539.000