

2022008999 00133

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$16.00

PRESENTED & RECORDED
 02/23/2022 12:40:58 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3677**PG: 2954 - 2956****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$16.00

Parcel Identifier Number: 6837-62-2648 Tax ID or Block & Lot: BLOCK 1500 LOT 201BMail/Box to: Grantee at Post Office Box 11, Kernersville, NC 27285This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: South part of Lot 120 of Montview, property of Ogburn Realty Company

THIS DEED made this February 23, 2022 by and between

GRANTOR	GRANTEE
Richard D. Kelly, Divorced	Sanprada Investments Imc, LLC, a NC LLC
Grantor Address:	Buyer Address:
3976 Poindexter Avenue Winston-Salem, NC 27106	Post Office Box 11 Kernersville, NC 27285
	Property Address:
	807 Akron Drive Winston-Salem, NC 27105

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

All that certain lot or parcel of land, together with the improvements thereon, situated in the County of Forsyth, State of North Carolina, near the City of Winston Salem, and being particularly described as follows: BEGINNING at a stake in the North margin of Walker Road, said stake being a distance 50 feet Eastwardly from the Northeast corner of the intersection of the property line on Tise Ave. and Walker Road, this point of beginning also in the southeast corner of Lot No. 121; thence along Walker Road S 87 deg. 30 min. East 50 ft. to a stake, the corner of Lot No. 119; thence along the West line of Lot No. 119, N 3 degs. 00 min. East 179 ft. to a stake; thence N 87 degs. 10 min. West 50 ft. to a stake in the line of Lot No. 121; thence S 3 degs. 00 min. West 179.3 ft. to a stake, the place of beginning, the same being known as designated as the southern part of Lot No. 120, as shown on the plat of Ogburn Realty Co.'s property, duly recorded in the Office of the Register of Deeds, Forsyth County, NC, in Book 1, Page 106, and also being the same property as described in Deed Book 450, Page 260.

SAVE AND EXCEPT for a 3 ft. strip of land previously conveyed from the above described tract as is set forth in Deed recorded in Deed Book 951, Page 651, which description is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3281, Page 3356.

A map showing the above described property is recorded in Plat Book 1, Page 106.

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: 2021 Ad Valorem taxes paid in the amount of \$72.75

____ / ____ THIS PROPERTY ☐ DOES ☒ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

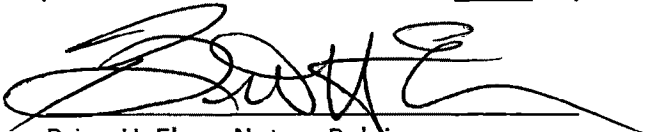

Richard D. Kelly

(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Richard D. Kelly personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 23 day of February 2022.

My Commission Expires: 10/3/22


Brian H. Elam, Notary Public

