

2022009693 00127

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$58.00

PRESENTED & RECORDED
 02/28/2022 12:30:07 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3678**PG: 2734 - 2736****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$58.00

Parcel Identifier Number: 6835-77-6894 Tax ID or Block & Lot: TAX LOT 103 BLOCK 0392Mail/Box to: Grantee at P.O. Box 425, Knightdale, NC 27545This instrument prepared by: The Elam Law Firm, PLLC, 1901 Lendew Street, Suite 4, Greensboro, NC 27408Brief description for the Index: Part of Lot A & part of Lot 2 of Eastview

THIS DEED made this February 22, 2022 by and between

GRANTOR	GRANTEE
RC Enterprises, a NC General Partnership	Belcher & Belcher Properties II LLC, a NC LLC
Grantor Address:	Buyer Address:
1125 Flippin Lane King, NC 27045	P.O. Box 425 Knightdale, NC 27545
	Property Address:
	511 N Dunleith Avenue Winston-Salem, NC 27101

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:

LYING AND BEING on the East side of Tavis Street (now Dunleith Street) and beginning at the northern corner of the lot conveyed to S.M. Kritz, and running thence in an eastwardly direction along the north line of D.M. Kritz 130 feet to a stake, the northeast corner of the Kritz lot; thence in a northwardly direction parallel with Tavis Street, 46 feet to the corner of lot conveyed to W.G. Jerome by deed recorded in Book 132, Page 87; thence westwardly along the south line of said lot 130 feet to a stake on the east side of Tavis Street, the southwest corner of lot sold to Jerome; thence in a southerly direction along the east side of Tavis Street, 46 feet to the place of BEGINNING and being a part of Lot A and a part of Lot 2 as shown on the revised map of Eastview Property, recorded in Book 98, Page 561 in the Office of the Register of Deeds of Forsyth County. Being known as Tax Lot 103, Block 392, on the Forsyth County Tax Maps. For further reference see Deed Book 1814, Page 3859, Forsyth County Registry.

TOGETHER WITH a portion of an alley know as Tax Block 392, Lot 111. See Resolution recorded in Book 1718, Page 2371, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2014, Page 3036.

A map showing the above described property is recorded in Plat Book 98, Page 561.

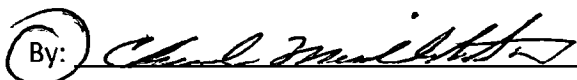
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 are paid in the amount of \$287.72

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

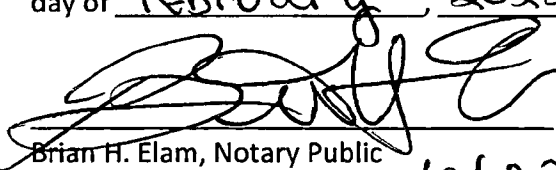
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

RC Enterprises, a NC General Partnership

By:  (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Chad Middleton as General Partner of RC Enterprises, a NC General Partnership 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 22 day of February, 2022.


Brian H. Elam, Notary Public

My Commission Expires: 10/3/22

