

2022009829 00263FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$278.00PRESENTED & RECORDED
02/28/2022 04:02:21 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3678****PG: 3702 - 3704****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 278.⁰⁰

Tax Parcel Identification Number: 6834-69-0030.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**NO TITLE SEARCH PERFORMED OR REQUESTED****Mail Tax Bill to:** 356 Dixie Broadway, Winston Salem, NC 27127**Property Address:** 356 Dixie Broadway, Winston Salem, NC 27127

Brief description for the Index: See Exhibit A

THIS DEED made this 2nd day of February, 2022 by and between**GRANTOR****GRANTEE****GWENDOLYN RICHIEZ a/k/a GWENDOLYN
C. RICHIEZ, single****STRATOSPHERE INVESTMENTS, LLC****5042 Baux Mountain Road
Winston Salem, NC 27127**PO Box 24642
Winston-Salem, NC 27114

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Seth M. Woodall & Associates, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 2252 Page 2101 Forsyth County Registry.

THIS IS _____ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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, other than the following exceptions: subject to easements and restrictions of record, if any; and 2022 property taxes.

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

Gwendolyn Richiez (SEAL)
GWENDOLYN RICHIEZ

STATE OF N.C.

COUNTY OF Forsyth

I, Emily A. Zimmerman a Notary Public for the County of Davidson and State of N.C., do hereby certify that Gwendolyn Richiez either being personally known to me or proven by satisfactory evidence (said evidence being Driver license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 2nd day of February, 2022.

Emily A. Zimmerman
Notary Public
Name: Emily A. Zimmerman
My Commission Expires: July 27, 2026

Emily A. Zimmerman
NOTARY PUBLIC
Davidson County
North Carolina
My Commission Expires July 27, 2026

EXHIBIT A

BEGINNING at a point on the South side of Dixie Broadway Street 483.5 feet West of the Southwest Intersection of Dixie Broadway and Vargrave Street and running thence in a Southwesterly direction 40 feet to an iron stake, thence in a Northwardly direction 133 feet to an iron stake in the South Side of Dixie Broadway Street, thence in an Eastwardly direction 40 feet along the South side of Dixie Broadway Street to the place of BEGINNING. Being known and Designated as Lot 18 on the Plat of Dixie heights which is recorded in Plat Book 3, at page 17, Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made.