

2022013943 00146

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$60.00
PRESENTED & RECORDED
03/23/2022 02:41:56 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3683 PG: 3344 - 3345

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$60.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **6836-53-2273.000**

Mail after recording to: **Bynum Law Firm, PLLC, 2005 Boulevard St, Ste B, Greensboro, NC 27407**

This instrument was prepared by: **Christie Bynum**

THIS DEED made this 21st day of March, 2022 by and between

GRANTOR

Institute Capital, Inc. (formerly North Carolina Community Development Initiative Capital, Inc.) a NC Non-Profit Corporation

Mailing Address: 114 West Parrish Street Durham NC 27701

GRANTEE

Skylark Enterprises, LLC, a NC Limited Liability Co.

Property Address: 1714 N. Liberty Street, Winston-Salem, NC 27105

Mailing Address: 4508 Brimmer Place Drive Kernersville NC 27284

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 and more particularly described as follows:

BEGINNING at an existing rebar on the western edge of the Liberty Street right of way, the northeast corner of the Donna Gilmore lot recorded in Book 2086, Page 816 of the Forsyth. County Registry (Tax Lot 1 14 of Tax Block 0277), thence along the northern edge of said lot N 89 degrees, 50 minutes, 07 seconds west 204.59 feet to an iron rebar set, the northwest corner of said Donna Gilmore lot; thence north 00 degrees, 34 minutes, 52 seconds east 56.25 feet to an existing iron rebar, the northwest corner of the herein described lot; thence south 89 degrees, 45 minutes, 15 seconds east 44.35 feet to an existing iron pin; thence continuing in an easterly direction south 89 degrees, 51 minutes, 39 seconds east 160.34 feet to an existing iron pin on the western edge of the Liberty Street right of way; thence along the said western edge of the said Liberty Street right of way south 00 degrees, 41 minutes, 08 seconds west 56.26 feet to the POINT AND PLACE OF BEGINNING. Being the same property as that described in Book 2653, Page 2347 of the Forsyth County Registry.

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

For information purpose only:

For further reference, see the unrecorded survey of Bud E. Baugham, Professional Land Surveyor, certified 22 September 2006. This property is also known as Tax Block 0277, Lot 113, and has a mailing address of 1714 N. Liberty Street, Winston-Salem, NC 27105.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3293, Page 1651, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

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 officer(s), the day and year first above written.

Institute Capital, Inc. (formerly North Carolina
Community Development Initiative Capital, Inc.)
a NC Non-Profit Corporation

(SEAL)

By: _____


Kevin J. Price
Title: President & CEO

(SEAL)

By: _____

Title: _____

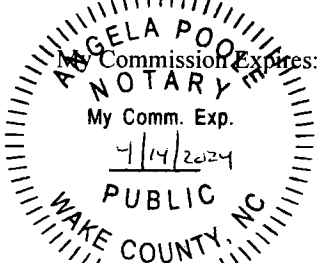
(SEAL)

(SEAL)


NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Kevin J. Price. Witness my hand and official stamp or seal, this the 21st day of

March, 2022



4/14/2024



Notary Public

Print Notary Name: Angela Poole

NORTH CAROLINA GUILFORD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____