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FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$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 comer 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.

For information purpose only: For further reference, see the unrecorded survey of Bud E 2006. This property is also known as Tax Block 0277, Lot I Winston-Salem, NC 27105.	. Baugham, Professional Land Surveyor, certified 22 September 113, and has a mailing address of 1714 N. Liberty Street,
All or a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described was accessed a portion of the property hereinabove described a portion of the pro	quired by Grantor by instrument recorded in Book 3293, Page
A map showing the above described property is recorded in Pl	lat Book, Page, and referenced within this instrument.
Does the above described property include the primary resider	
TO HAVE AND TO HOLD the aforesaid lot or parcel of land in fee simple.	and all privileges and appurtenances thereto belonging to the Grantee
And the Grantor covenants with the Grantee, that Grantor is se fee simple, that title is marketable and free and clear of all enc the lawful claims of all persons whomsoever except for the except	eized of the premises in fee simple, has the right to convey the same in numbrances, and that Grantor will warrant and defend the title against ceptions hereinafter stated.
Title to the property hereinabove described is subject to the fol	llowing exceptions:
	is hand and seal, or if corporate, has caused this instrument to be
Institute Capital, Inc. (formerly North Carolina Community Development Initiative Capital, Inc.)	
a NC Non-Profit Corporation	(SEAL)
	,
By: Kevin J. Drice	(SEAL)
Title: President & CEO	
D.	
Ву:	(SEAL)
Title:	
	(SEAL)
NORTH CAROLINA <u>DURHAM</u> COUNTY	
I certify that the following person(s) personally appeared before foregoing document: <b>Kevin J. Price</b> . Witness my har	e me this day, each acknowledging to me that he or she signed the
Witness my nar	nd and official stamp or seal, this the day of
No Commission Expres: 4/14/2024	Level a tade
KNO IARK ( =	Notary Public
My Comm. Exp. = = = = = = = = = = = = = = = = = = =	Print Notary Name: Angela Poole
' -	`
PUBLIC CE TE COUNTY NORTH CAROLINA GUILFORD COUNTY	
NORTH CAROLINA <u>GUILFORD</u> COUNTY	
NORTH CAROLINA <u>GUILFORD</u> COUNTY	
I certify that the following person(s) personally appeared before	e me this day, each acknowledging to me that he or she signed the
stamp or seal, this the day of	. Witness my hand and official
outing or sear, this the tay of	,,
My Commission Evniros	