

2022025252 00103

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
05/26/2022 12:42:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3697
PG: 2337 - 2339

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No: 6803-81-3883.000 Verified on the ___ day of _____, 2022.
By: _____

Mail to: Bell, Davis & Pitt, PA, 100 N. Cherry Street, Suite #600, Winston-Salem, NC 27101

This instrument was prepared by: Mallory M. Oates (no title search performed or requested)

Brief description for the Index: Lot 6, Salem Creek Business Park.

THIS DEED made this 26th day of May, 2022, by and between

GRANTOR	GRANTEE
Yadkin Valley Holdings, LLC, a North Carolina limited liability company 2865 Bartram Road Winston-Salem, NC 27106	Drago Kalajdzic 171 Montauk Court Clemmons, NC 27012

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, parcel of land or condominium unit situated in Southfork Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

The property hereinabove described was acquired by Grantor in Book 3601, page 944 of Forsyth County Registry.

All or a portion of the property herein conveyed does ___ does not X include the primary residence of the Grantor.

A map showing the above described property is recorded in Plat Book 53, Page 79, Forsyth County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem real property taxes or assessments for the year 2022 and subsequent years, not yet due or payable;
2. Easements, restrictions and rights of way of record, if any;
3. Any matters visible from an inspection of the property and matters revealed on an accurate survey thereof; and
4. Zoning, subdivision, building code and other similar laws, ordinances, rules and regulations applicable to the subject property.

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

Yadkin Valley Holdings, LLC,
a North Carolina limited liability company




(SEAL)

Name: Mark E. Pegram
Title: Managing Member

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Mark E. Pegram, Managing Member of Yadkin Valley Holdings, LLC, a North Carolina limited liability company*

Date: 5/24/2022



Official Signature of Notary

(Official Seal)

Carol Mann
Notary's printed or typed name

My commission expires: 2/27/2024

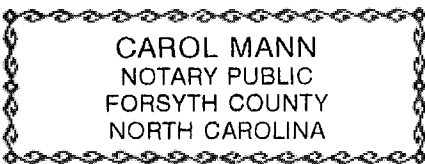


EXHIBIT A
Legal Description

BEING KNOWN and designated as Lot 6 on the map entitled "PHASE 1, SALEM CREEK BUSINESS PARK" recorded in Plat Book 53, Pages 79-81, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.