



2022027274 00104

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$11.00

PRESENTED & RECORDED:
06-08-2022 11:57:33 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY

BK: RE 3699
PG: 4489-4491

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$11.00

NO TITLE SEARCH

-Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2022.

BY:

Mail/Box to: GRANTEE @ See Address Below *Original TD*

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Western portion of Lots 87, 88, 89 and 90 on the Plat of COLUMBIA HEIGHTS, as recorded in Plat book 4, Page 177

THIS DEED made this the 31st day of May, 2022 by and between:

<i>GRANTOR</i>	<i>GRANTEE</i>
<p>RC ENTERPRISES, A North Carolina General Partnership</p>	<p>LEANA MARTINA 1364 Diggs Blvd Winston-Salem, NC 27107</p>

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 Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

Forsyth County Tax Pin: 6835-71-4211.000

PROPERTY ADDRESS: 1358 Diggs Boulevard, Winston-Salem, NC 27105

This instrument was prepared by: H. Dwight Nelson, 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.

As per NCGS § 105-317.2 the foregoing property does not include the primary residence of the Grantor. The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 2685, Page 1100 in the Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 4 at Page 117

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:

ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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

RC Enterprises, a North Carolina General Partnership

BY: *Rodney C. Middleton* (SEAL)
 RODNEY C. MIDDLETON, Partner

BY: *Chad D. Middleton* (SEAL)
 CHAD D. MIDDLETON, Partner

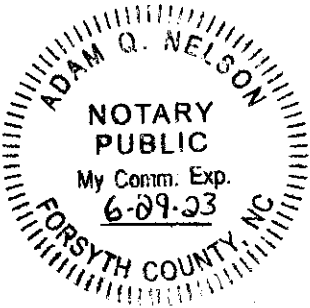
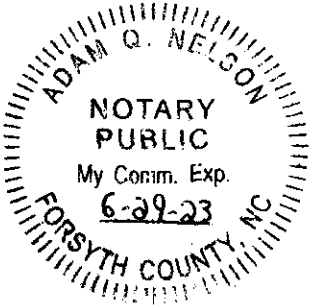
<p>Seal-Stamp</p> 	<p>State of <u>North Carolina</u> County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that RODNEY C. MIDDLETON personally came before me this day and acknowledged that he is a Partner of RC Enterprises, A North Carolina General Partnership and that by the authority of such entity he signed the foregoing instrument in its name and on its behalf and is act and deed. Witness my hand and Notarial stamp or seal, this the <u>8th</u> day of <u>June</u>, 2022.</p> <p><u><i>Adam Q. Nelson</i></u> Notary Public My Commission Expires: <u>June 29, 2023</u></p>
<p>Seal-Stamp</p> 	<p>State of <u>North Carolina</u> County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that CHAD D. MIDDLETON personally came before me this day and acknowledged that he is the Partner of RC Enterprises, A North Carolina General Partnership and that by the authority of such entity he signed the foregoing instrument in its name and on its behalf and is act and deed. Witness my hand and Notarial stamp or seal, this the <u>8</u> day of <u>June</u>, 2022.</p> <p><u><i>Adam Q. Nelson</i></u> Notary Public My Commission Expires: <u>June 29, 2023</u></p>

EXHIBIT "A"

BEGINNIG at a point in the Southside of Diggs Boulevard 110 feet East of the Southeast intersection of Diggs Boulevard and Hamlin Street; running thence South along that east margin of Lots 98, 97, 96 and 95 – 99.9 feet to the Northwest corner of Lot No. 91; thence Eastwardly 50 feet along the north line of Lot No. 91; thence Northwardly 99.9 feet parallel with the East line of said Lots 95, 96, 97 and 98 to a appoint in Diggs Boulevard; thence Westwardly along the South line of Diggs Boulevard 50 feet to the point and place of BEGINNING; and being the Western portion of Lots 87, 88, 89 and 90 on the Plat of COLUMBIA HEIGHTS, as recorded in Plat Book 4, Page 177, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property address: 1358 Diggs Boulevard, Winston-Salem, NC 27105
Tax Block 1413, Lot 102, Forsyth County Tax Maps.