

2022030085 00231

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$880.00

PRESENTED & RECORDED
 06/24/2022 04:22:02 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3703
PG: 951 - 953

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$880.00
Parcel ID:	6856-41-9529
Mail/Box to:	Grantee
Prepared by:	Antigone Feredinos (without title examination or opinion)
Brief description for the Index:	1.2 acres Myer Lee Dr.

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 24 day of June, 2022, by and between:

GRANTOR	GRANTEE
Lawrence E. Danner, unmarried PO Box 52 Winston-Salem, NC 27101	Genesis Medical Properties, LLC a North Carolina limited liability company 3825 Reidsville Road Winston-Salem, NC 27101

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See attached **Exhibit A** incorporated herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1582 page 1297 and Book 3097, Page 2598.

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All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions, and rights of way of record, governmental regulations, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Lawrence E. Danner
Lawrence E. Danner

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Sherrie Mitchell, a Notary of the above state and county, certify that Lawrence E. Danner personally appeared before me on the 17 day of June, 2022, acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any).

Sherrie Mitchell
Notary Public (Official Signature)
My commission expires: 10-28-24

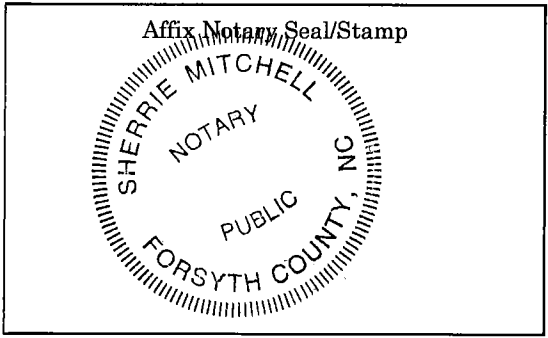


EXHIBIT A

BEGINNING at an iron stake at the southwest intersection of the right-of-way of Southern Railroad and Linville Road; running thence with the right-of-way of Linville Road South $65^{\circ} 58'$ East 89.23 feet to an iron stake at the intersection of Linville Road and Myer-Lee Drive; thence with the right-of-way of Myer-Lee Drive South $11^{\circ} 59' 27''$ East 58.15 feet to an iron stake; continuing thence with the northwestern right-of-way of Myer-Lee Drive South $47^{\circ} 20' 30''$ West 412.01 feet to an iron stake, a corner of J.R.H., Inc., Tax Map Lot 8-C, Block 3256; thence with the eastern line of J.R.H., Inc., North $01^{\circ} 42' 32''$ East 261.87 feet to an iron stake in the southern right-of-way of Southern Railroad; running thence with the right-of-way of Southern Railroad the 2 following courses and distances: North $62^{\circ} 35' 21''$ East 106.92 feet to an iron stake; thence North $60^{\circ} 03' 05''$ East 123.14 feet to an iron stake, the place of BEGINNING. Containing 1.261 acres + and being designated as Tax Map Lot 8-A, Block 3263.