

2022030086 00232

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

06/24/2022 04:22:02 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3703**PG: 954 - 956****NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax:	NTC
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 NON-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 makes no warranty of title to the Property.

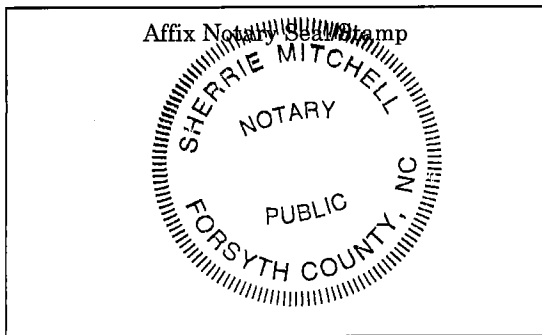
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

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

All that certain tract or parcel of land, being located in the City of Winston-Salem, Forsyth County, North Carolina, being more particularly described as follows:

BEGINNING at a metal rebar found at the southwest intersection of the right-of-way of the Norfolk-Southern Railroad and Old Greensboro Road, said rebar having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 861,704.20 feet and East(x) = 1,654,965.02 feet; running thence with the southwesterly right-of-way line of Old Greensboro Road the following two (2) courses and distances: 1) South 69 deg. 36' 44" East a distance of 88.48 feet to a concrete right-of-way monument found; and 2) South 14 deg. 22' 35" East a distance of 58.32 feet to an iron pipe found in the northerly right-of-way line of Myer Lee Drive; thence with the northerly right-of-way line of Myer Lee Drive South 44 deg. 14' 03" West a distance of 412.21 feet to an iron pipe found, being the southeasterly corner of property owned, now or formerly by Myer Lee Properties, LLC (Deed Book 3039, Page 3559, and Plat Book 59, Page 115, Lot 1, Forsyth County Register of Deeds); thence with the easterly line of Myer Lee Properties, LLC North 01 deg. 18' 25" West a distance of 262.32 feet to an iron pipe found in the southerly right-of-way line of the Norfolk-Southern Railroad; thence with said rail right-of-way the following two (2) courses and distances: 1) North 60 deg. 00' 58" East a distance of 106.93 feet to an iron pipe found; and 2) North 57 deg. 05' 51" East a distance of 123.28 feet to the point and place of BEGINNING, containing 1.258 acres, more or less, BEING ALL of that same property described in Deed Book 3097, Page 2598, Forsyth County Register of Deeds.