

2022030785 00136

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$500.00

PRESENTED & RECORDED
 06/29/2022 02:13:18 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3704
PG: 386 - 388

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier Number: 6836-54-2763 Tax ID or Block & Lot: BLOCK 312 LOT 03B BU1

Mail/Box to: Grantee at 1148 Edenwood Drive, Winston Salem, NC 27103

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 4 & 5 and E&SE part of Lot 3 of Cicero Tise

THIS DEED made this June 29, 2022 by and between

GRANTOR		GRANTEE
John D Guy Transportation, LLC a NC LLC		Home Improvement Specialists & Associates LLC, a NC LLC
Grantor Address:		Buyer Address:
3526 Hemlock Drive Winston-Salem, NC 27105		1148 Edenwood Drive Winston Salem, NC 27103
		Property Address:
		805 East 23rd Street Winston-Salem, NC 27105

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 in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point on the north side of East 23rd Street, the east line of Norfolk and Western Railroad right of way; running thence along said right of way; North 16° 02' East 182.3 feet to a point; thence South 75° 00' East 102.1 feet to a point; thence North 18° 00' East 62.3 feet to a point; thence South 75° 50' East 52.5 feet to a point, the west line of a 25 foot alley; thence along said alley, South 15° 45' West 210.1 feet to a point in the north side of east 23rd Street; thence along said street North 85° 23' West 159.6 feet to the point and place of BEGINNING, being Lots 4 and 5 and a part of the eastern and southern part of Lot 3 as shown on the map of Cicero Tise, recorded in Plat Book 2, Page 99 (4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. This property is also presently described as Lot 3B, 4 and 5 Block 312 and PIN #6836-57-2763.00 on the maps of the Forsyth County Tax Department.

NOTE: this act is part of the official act of winding up the affairs of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3122, Page 1431; Book 1706, Page 4025.

A map showing the above described property is recorded in Plat Book 2, Page 99.

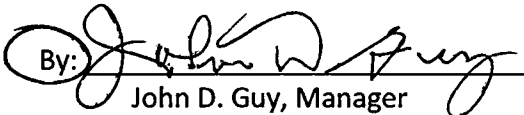
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2021 Ad Valorem taxes are paid in the amount of \$947.01

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

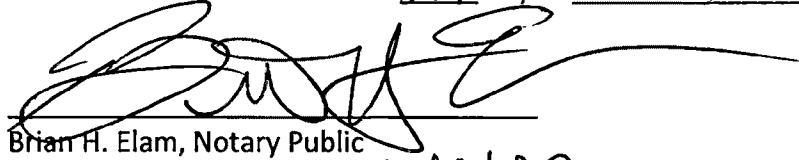
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

John D Guy Transportation, LLC a NC LLC

By:  (SEAL)
John D. Guy, Manager

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that John D. Guy as Manager of John D Guy Transportation, LLC a NC LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 29 day of June, 2022.



Brian H. Elam, Notary Public

My Commission Expires: 10/3/22

