

2022033596 00051FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1750.00PRESENTED & RECORDED
07/18/2022 10:54:29 AM**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3707**PG: 1124 - 1126****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1750.00

PIN: 6824-87-4051

Mail to: Grantee:

This instrument was prepared by: Christopher D. Lane, Attorney at Law, a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title search requested or performed by preparer.

Brief description for the Index: Lot 12F, 203 and part of Lot 202

THIS DEED made this 14th day of July, 2022, by and between**GRANTOR****Tuwella, LLC
197 Haywood Drive
Advance, NC 27006****GRANTEE****Chan Ho and wife
Suk Hee Ho
300 Black Belt World Drive
Knightdale, NC 27545**

The designation Grantor and Grantee as used herein shall include said parties, their 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 Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.**Property address: 3736 Patterson Avenue, Winston Salem, NC**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2195, Page 1910, Forsyth County Registry.

submitted electronically by "Michael W. Strickland and Assoc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

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 exceptions set forth below:

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Managing Member as of the day and year first above written.

Tuwella, LLC

By: _____

Charles A. Key, Jr.

State of North Carolina - County of Forsyth Rowan

I, the undersigned Notary Public of the County of Rowan and State aforesaid, certify that Charles A. Key, Jr., Managing Member of Tuwella, LLC, a NC limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 14th day of July, 2022

Rachel H. Melton

My Commission Expires: 09/22/2024

Rachel H. Melton Notary Public

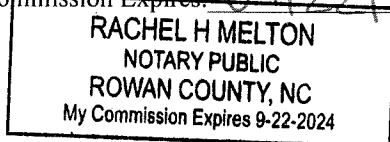


EXHIBIT "A"

Beginning at an iron at the southeast corner of Tract 1 as described in deed recorded in Book 1832 at Page 1150, Forsyth County Registry, said iron also being the northeast corner of property formerly occupied by Wachovia Bank and Trust Company, said iron also being located .30 feet east of the right-of-way of North Patterson Avenue; thence from said beginning point along the west right-of-way line of North Patterson Avenue on a curve to the left the radius of which is 3895.00 feet having an arc distance of 382.21 feet and a chord bearing and distance of South 0° 30' 11" West 382.05 feet to an iron, the northeast corner of property now or formerly owned by Anne H. Gaither described in deed recorded in Book 1639 at page 1502, Forsyth County Registry; thence along Gaither's north line, North 87° 18' 30" West 199.85 feet to a p.k. nail in the east line of property now or formerly owned by Billy D. Horne as described in deed recorded in Book 1448 at Page 1402, Forsyth County Registry; thence along a portion of Horne's east line and falling in with his north line, the two (2) following courses and distances, to-wit: North 03° 30' 30" West 75.19 feet to an iron and North 87° 18' 00" West 118.78 feet to an iron in the east line of property now or formerly owned by Jimmy F. Tomlinson as described in deed recorded in Book 1605 at Page 2352, Forsyth County Registry, said iron also being in the east line of Brookside First Release recorded in Plat Book 12 at Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along Tomlinson's east line and falling in with the east line of property of Roosevelt Glenn as described in Book 1302 at Page 151 and Cook's property as described in deed recorded in Book 1183 at page 1300, Forsyth County Registry, North 02° 42' 30" East 280.06 feet to an iron; thence on a new line, North 61° 18' 39" East 51.28 feet to a p.k. nail; thence South 87° 03' 34" East 106.11 feet to an iron at the northwest corner of property formerly occupied by Wachovia Bank and Trust Company; thence along Wachovia's north line, South 87° 18' 03" East 150.07 feet to the point and place of beginning.

Property Address: 3736 N Patterson Ave, Winston Salem, NC 27105

Parcel: 6827-23-3395.000