

2022036341 00185

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1900.00

PRESENTED & RECORDED
08/03/2022 04:57:13 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3710
PG: 2550 - 2552

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ **1,900.00**

This property _____ is is not the Grantor's
primary residence.

Tax Map No.

Parcel Identifier No. 6829-32-0281.000

Mail after recording to: 209 Whispering Creek Road, King, NC 27021

This instrument was prepared by: Michael R. Bennett, Atty.

THIS DEED made this 2 day of August, 2022 by and between

GRANTOR

Zahava Properties, LLC

GRANTEE

M & M Womack Investments, LLC

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, all that certain lot or parcel of land located in Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2680, Page 1878, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book __, Page __ and referenced within this instrument.

S:\RAE\F submitted electronically by "Bennett & West, PLLC"
Investme in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, except for the exception hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any. 2022 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Zahava Properties, LLC

BY: Frank L. Nelson, Manager (Seal)
Frank L. Nelson

NORTH CAROLINA, Stokes COUNTY

I, Diane L. Tally, a Notary Public of Stokes County, North Carolina, do hereby certify that Frank L. Nelson personally came before me this day and acknowledged that he/she is the Manager of Zahava Properties, LLC, Grantor and that he/she in such representative capacity, voluntarily signed the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or notarial seal this 2 day of August, 2022.

My Commission Expires: 07/14/2026

Diane L. Tally
Notary Public

Printed Notary Name: Diane L. Tally

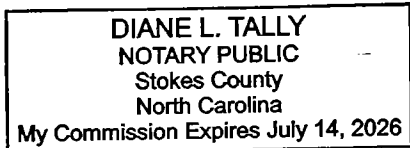


Exhibit "A"

BEGINNING at a ¾" pipe, said pipe being along a common boundary line with property now or formerly owned by S&H Car Wash, Inc. as described in Deed Book 1897 at Page 2186 of the Forsyth County Register of Deeds, and traveling N 08° 32' 22" E a distance of 123.42 feet along Noel Drive a public road of variable width to a set iron pipe; thence S 89° 34' 50" E a distance of 195.24 feet along Noel Drive a public road of variable width; thence N 3° 45' 15" W a distance of 2.98 feet towards Noel Drive a public road of variable width; thence S 86° 23' 56" E a distance of 89.65 feet along Noel Drive a public road of variable width to a bent pipe; thence S 03° 45' 55" E a distance of 199.90 feet to an existing pipe along the western boundary line of property now or formerly owned by Janice C. Larimore as described in Deed Book 1314 at Page 547 of the Forsyth County Register of Deeds; thence S 86° 25' 22" E a distance of 116.04 feet to an existing iron along the southern boundary line of property now or formerly owned by Janice C. Larimore as described in Deed Book 1314 at Page 547 of the Forsyth County Register of Deeds; thence S 03° 43' 19" E a distance of 80.00 feet to an existing iron along the west boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 86° 18' 35" W a distance of 205.74 feet to a ¾" pipe along the north boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 86° 20' 38" W a distance of 20.10 feet to a solid iron along the north boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 88° 42' 03" W a distance of 135.07 feet to a ¾" pipe along the north boundary line of property now or formerly owned by W. H. Wolfe as described in Deed Book 628 at page 288 of the Forsyth County Register of Deeds; thence N 03° 46' 04" W a distance of 149.59 feet to a ¾" pipe along the east boundary line of property now or formerly owned by Marty L. Myers as described in Deed Book 2370 at Page 4723 of the Forsyth County Register of Deeds; thence N 88° 31' 22" W a distance of 66.77 feet to the point and place of BEGINNING, as shown on a survey entitled "Survey for Frank Nelson" dated October 31, 2005, prepared by Burrow Land Surveying and containing 1.907 acres, more or less, located in Forsyth County, North Carolina.