

2022039813 00080

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED

08/26/2022 12:36:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3714

PG: 3363 - 3365

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Tax Parcel Identification Number: 6806-59-3276.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 2715 Reynolda Road, Winston Salem, NC 27106

Property Address: 1149 Petree Road, Winston Salem, NC 27106

Brief description for the Index: See Exhibit A

THIS DEED made this 26th day of August, 2022 by and between

GRANTOR

**JOHN A. SHIPLEY and wife,
MARGARET SHIPLEY**

**627 Lankashire Road
Winston Salem, NC 27106**

GRANTEE

**MELCO PROPERTIES OF NC, LLC a North
Carolina Limited Liability Company**

**2715 Reynolda Road
Winston Salem, NC 27106**

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated
herein by reference.**

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3285 Page 2071 Forsyth County Registry.

THIS IS ____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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, other than the following exceptions: subject to easements and restrictions of record, if any; and 2022 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

John A. Shipley (SEAL) Margaret Shipley (SEAL)
JOHN A. SHIPLEY MARGARET SHIPLEY

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Karen H. Perdue, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that John A. Shipley and wife, Margaret Shipley either being personally known to me or proven by satisfactory evidence (said evidence being MCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 26th day of August, 2022.

Karen H. Perdue
Notary Public
Name: Karen H. Perdue
My Commission Expires: 12/5/2022

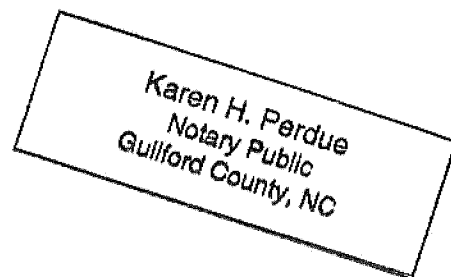


EXHIBIT A**Tract 1:**

Beginning at an iron stake just South of the North line of Petree Road, the Northwest corner of Lot No. 4 on hereinafter mentioned map; thence North 1 degree 36 minutes East 639.6 feet to a stone in the South bank of Mill Creek; thence along the South bank of the creek North 75 degrees 20 minutes East 154.2 feet to a stake; thence South 8 degrees 08 minutes West 488.8 feet to a stake; thence South 2 degrees 20 minutes West 210.3 feet to a stake in Petree Road, said stake being in the North line of Lot No. 4; thence along the North line of Lot No. 4, North 79 degrees 48 minutes West 87 feet to the BEGINNING being the West part of a one acre tract described in Deed Book 481, Page 277, and the West part of Lot No. 5, on the map of Division of GG Boose Estate as recorded in Plat Book 14, Page 74, in the Office of the Register of Deeds of Forsyth County, North Carolina; being all the same property as that described in Book 1245, Page 775, Forsyth County Registry.

Tract 2:

BEGINNING at an iron, the SW corner of Bertha Boose in the northern R/W of Petree Road and being further identified as tax lot 14-D, Block 3471 and continuing North 4 degrees 43 minutes West 653.66 feet to a creek; thence North 67 degrees 09 minutes East 79.0 feet to a point, thence South 01 degrees 36 minutes West 682.38 feet to an iron, the place of Beginning and containing .056 acres as surveyed by Joseph E. Franklin, R.L.S. on 9/21/1984.