

2022043523 00031

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$2102.00

PRESENTED & RECORDED
09/21/2022 09:03:43 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3718
PG: 4238 - 4240

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,102.00

Tax Parcel Identification Number: 6803-82-7621.000

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: 5733 Brookberry Farm Road, Winston Salem, NC 27127

Property Address: 3409 Salem Industrial Drive, Winston Salem, NC 27127

Brief description for the Index: Lot 20, Phase I, as shown on plat for Salem Creek Business Park

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

GRANTOR

Slater Properties, LLC
A North Carolina Limited Liability Company

3069 Salem Industrial Drive
Winston Salem, NC 27127

GRANTEE

Wide Open Real Estate SI, LLC
A North Carolina Limited Liability Company

2780 Armstrong Drive
Winston Salem, NC 27103

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 2938 Page 4311, Forsyth County Registry.

THIS IS _____ OR IS NOT 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.

Slater Properties, LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)

Name: Doug Slater

Title: Member/Manager

STATE OF NC

COUNTY OF Forsyth

I, Carla M Dry, a Notary Public of the County of Davidson and State of NC, certify that Doug Slater, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the Member/Manager of Slater Properties, LLC, personally appeared before me this day and acknowledged that he/she is Member/Manager of Slater Properties, LLC and that as Member/Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 24th day of August, 2022.

[Signature]
Notary Public
Name: Carla M Dry
My Commission Expires: March 12, 2023

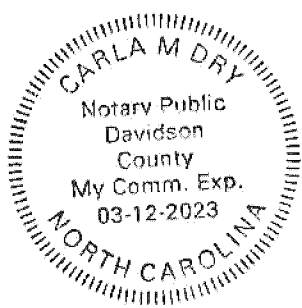


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING all of Lot 20, Phase I, as shown on plat for Salem Creek Business Park, recorded in Plat Book 53, Pages 79-81, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.