

2022050039 00090

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$394.00

PRESENTED & RECORDED
11/04/2022 11:43:34 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3726
PG: 4252 - 4255

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~\$~~ 394.00

Parcel Identifier No. 6838-14-6327.000

Submitted electronically by "Law office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 15th day of July by and between

GRANTOR

**WILLIAM FREDERICK MARCUSON, III AND WIFE, MARGARET FOY MARCUSON
BY AND THROUGH HER ATTORNEY-IN-FACT, WILLIAM F. MARCUSON, III
300 SIMMONS ROAD, VICKSBURG, MS 39180**

GRANTEE

JAAJK, LLC

PO BOX 953, COLFAX, NC 27235

SUBJECT PROPERTY: 0 FAIRWAY FOREST DRIVE, 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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2993, Page 2751, Forsyth County Registry.

The above described property does xx does not include the primary residence of the 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 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

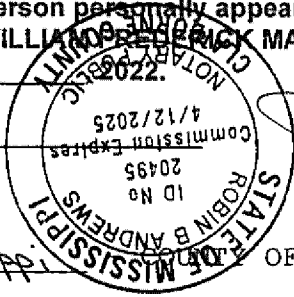
x William Frederick Marcuson III (SEAL)
WILLIAM FREDERICK MARCUSON, III

By William Frederick Marcuson III
x Margaret Foy Marcuson (SEAL)
MARGARET FOY MARCUSON BY AND THROUGH HER ATTORNEY-IN-FACT, WILLIAM F. MARCUSON, III

STATE OF Mississippi - COUNTY OF Warren

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: WILLIAM FREDERICK MARCUSON, III. Witness my hand and official stamp or seal, this the 15th day of July, 2022.

My Commission Expires: 4/12/2025, Notary Public



Print Notary Name: Robin B Andrews

x STATE OF Mississippi OF Warren

I, Robin B. Andrews, a Notary Public for said Warren County and State of Mississippi, do hereby certify that William F. Marcuson, III Attorney-in-fact for Margaret Foy Marcuson, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Margaret Foy Marcuson, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, County of Rockingham, State of North Carolina, on the 9th day of September, 2020 in Deed Book 1585, page 243, and a certified copy recorded in the Office of the Register of Deeds, County of Forsyth, State of North Carolina in Deed Book 3726, page 3920 and this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said William F. Marcuson, III acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Margaret Foy Marcuson.

Witness my hand and official seal, this the 15th day of July, 2022.

Robin B. Andrews, Notary Public

Printed Name of Notary Public:
Robin B Andrews

My Commission Expires: _____

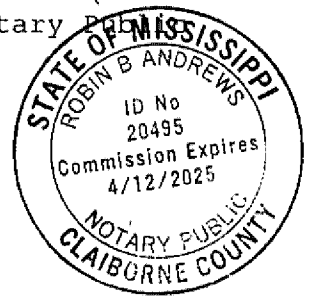


EXHIBIT A

BEING A PARCEL OF LAND LOCATED IN WINSTON-SALEM TOWNSHIP, WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA AS DESCRIBED IN DEED BOOK 2993 PAGE 2751 AS RECORDED IN REGISTER OF DEEDS OF FORSYTH COUNTY AND BEING FURTHER DESCRIBED AS:

BEGINNING AT AN 1-1/4 INCH IRON PIPE FOUND AT THE BASE OF A PERSIMMON TREE, BEING IN THE NORTHEAST BOUNDARY LINE OF LOT 8 OF PLAT BOOK 35 PAGE 133 AND THE PROPERTY OF PATRICIA ANN WISEMAN AS RECORDED IN DEED BOOK 2678 PAGE 2160 IN SAID REGISTRY, SAID IRON PIPE HAVING NC GRID 83(2011) COORDINATES OF N: 883,755.32 E: 1,631,241.05, SAID PERSIMMON TREE PIPE ALSO BEING IN THE NORTHEAST LINE OF LOT 1 OF DEED BOOK 124 PAGE 588 RECORDED IN SAID REGISTRY; THENCE WITH THE SAID EASTERN LINE OF LOTS 8, 9 AND 10 OF PLAT BOOK 8 PAGE 35, NORTH 01°28'06" WEST A TOTAL DISTANCE OF 244.19 FEET TO AN 1/2 INCH REBAR FOUND, CROSSING OVER AN 1/2 INCH IRON PIPE FOUND AT 30.32 FEET, A 3/4 INCH IRON PIPE FOUND AT 137.34 FEET; THENCE WITH THE EASTERN BOUNDARY LINE OF KATHERINA PRYOR AS RECORDED IN DEED BOOK 3535, PAGE 4418 IN SAID REGISTRY AND FLEMING A. EL AMIN AND WIFE, CASSAUNDRA A. EL AMIN AS RECORDED IN DEED BOOK 2137, PAGE 242, NORTH 02°59'06" WEST A TOTAL DISTANCE OF 478.41 FEET TO AN 1/2 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 9 OF PLAT BOOK 25 PAGE 179 RECORDED IN SAID REGISTRY, CROSSING OVER AN 1/2 INCH PIPE FOUND AT 228.42 FEET; THENCE WITH THE EASTERN LINE OF PLAT BOOK 25, PAGE 176, LOTS 9, 8, 7, AND A PORTION OF LOT 6, NORTH 05°37'17" EAST A TOTAL DISTANCE OF 350.26 FEET TO A 1/2 INCH REBAR FOUND, CROSSING OVER AN 1 INCH IRON PIPE FOUND AT 116.55 FEET, A 3/4" IRON PIPE FOUND AT 231.97, AN 1/2" REBAR FOUND AT 347.02 FEET; THENCE WITH THE SOUTHERN PROPERTY LINE OF HENRY D. BORGGREEN, II AND WIFE, PATRICIA A. BORGGREEN AS RECORDED IN DEED BOOK 2713, PAGE 684 IN SAID REGISTRY, SOUTH 89°46'59" EAST A DISTANCE OF 185.97 TO AN 1/2 INCH REBAR FOUND; THENCE CONTINUING WITH SAID BORGGREEN LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225 FEET AND CHORD BEARING NORTH 53°42'10" WEST AND CHORD DISTANCE 247.15 FEET TO AN 1/2" REBAR FOUND; THENCE CONTINUING WITH SAID BORGGREEN LINE, NORTH 87°05'25" WEST A DISTANCE OF 155.64 FEET TO AN 1/2 INCH IRON PIPE SET IN THE EASTERN MARGIN OF NOVACK STREET (60 FOOT RIGHT-OF-WAY); THENCE WITH SAID MARGIN, NORTH 04°57'58" EAST A DISTANCE OF 50.03 FEET TO AN 1/2 INCH IRON PIPE FOUND; THENCE WITH THE SOUTHERN LINE OF ALTA ASSET COMPANY AS RECORDED IN DEED BOOK 3497 PAGE 352 TRACT 11, IN SAID REGISTRY, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 87°05'25" EAST A DISTANCE OF 153.94 FEET TO AN 1/2 INCH REBAR FOUND.
- 2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, CHORD BEARING SOUTH 66°26'31" EAST AND CHORD DISTANCE 192.87 FEET TO AN 1/2 INCH IRON PIPE FOUND (BENT);
- 3) NORTH 44°14'58" EAST A DISTANCE OF 146.10 FEET TO AN 1/2 INCH REBAR FOUND IN THE SOUTHERN BOUNDARY LINE OF JONATHAN E. BACON AND BLAIRE DANIELLE COLLINS AS IN DEED BOOK 3552 PAGE 2787 IN SAID REGISTRY.

THENCE WITH SAID BOUNDARY LINE OF BACON, SOUTH 89°07'05" EAST A DISTANCE OF 176.85 FEET TO AN 1/2 INCH PIPE SET; THENCE WITH THE WESTERN BOUNDARY OF PLAT BOOK 49 PAGE 195 LOTS 23, 24, AND 25 AS RECORDED IN SAID REGISTRY, SOUTH 00°02'09" EAST A TOTAL DISTANCE OF 152.11 FEET TO AN 1/2 INCH REBAR FOUND, CROSSING OVER AN 1/2 INCH REBAR FOUND AT 11.50 FEET, AND AN 1/2 INCH REBAR FOUND AT 82.23 FEET; THENCE WITH THE SOUTHERN LINE OF SAID LOT 25, SOUTH

81°20'45" EAST A DISTANCE OF 221.57 FEET TO AN 1/2 INCH REBAR FOUND IN THE WESTERN MARGIN OF FAIRWAY FOREST DRIVE (50' PUBLIC RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 52, PAGE 139 IN SAID REGISTRY; THENCE WITH SAID MARGIN THE FOLLOWING THREE (3) COURSES:

- 1) A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND CHORD BEARING OF SOUTH 12°26'53" EAST AND A CHORD DISTANCE OF 44.47 FEET TO AN 1/2 INCH IRON PIPE SET;
- 2) SOUTH 22°18'07" EAST A DISTANCE OF 50.00 FEET TO AN 1/2 INCH IRON PIPE SET;
- 3) A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND CHORD BEARING OF SOUTH 40°06'18" EAST AND A CHORD DISTANCE OF 120.20 FEET TO AN 1/2 INCH REBAR FOUND;

THENCE WITH THE WESTERN BOUNDARY LINE OF LOT 88 OF SAID PLAT BOOK 52, PAGE 139, SOUTH 35°36'24" WEST A DISTANCE OF 225.31 FEET TO AN 1/2 INCH REBAR FOUND (BENT); THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 88, SOUTH 89°04'10" EAST A DISTANCE OF 135.12 FEET TO AN 1/2 INCH IRON PIPE FOUND INSIDE AN 1-1/4" IRON PIPE FOUND; THENCE WITH THE WESTERN BOUNDARY LINE OF MARIA C. COOK AS RECORDED IN DEED BOOK 2043 PAGE 3257 IN SAID REGISTRY, SOUTH 01°39'38" EAST A DISTANCE OF 416.77 FEET TO AN 1/2 INCH REBAR FOUND; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID COOK, SOUTH 89°00'03" EAST A DISTANCE OF 417.39 FEET TO AN 1/2 INCH IRON PIPE FOUND; THENCE WITH THE WESTERN BOUNDARY LINE OF TABATHA G. DESROSIER, ALSO KNOWN AS TABATHA G. DURICK AS RECORDED IN DEED BOOK 3303 PAGE 569 AND DEED BOOK 3578 PAGE 2537 IN SAID REGISTRY, THE FOLLOWING TWO (2) COURSES;

- 1) SOUTH 01°26'33" EAST A DISTANCE OF 120.06 FEET TO AN 1/2 INCH IRON PIPE FOUND;
- 2) SOUTH 01°40'27" EAST A TOTAL DISTANCE OF 202.48 FEET TO AN 1/2 INCH IRON PIPE SET, PASSING OVER AN 1/2 INCH IRON PIPE FOUND AND AN ONE INCH IRON PIPE FOUND AT 201.70 FEET;

THENCE WITH THE NORTHERN BOUNDARY OF PLAT BOOK 55 PAGE 57, PLAT BOOK 68 PAGE 187, PLAT BOOK 69 PAGE 42, PLAT BOOK 69 PAGE 94, AND PLAT BOOK 70 PAGE 77 AND SUMMIT POINTE PARTNERS, INC AS RECORDED IN DEED BOOK 2762, PAGE 3013 AND DEED BOOK 3422, PAGE 4390 RECORDED IN SAID REGISTRY AND SAID PLAT BOOK 35 PAGE 133 LOT 8, NORTH 89°37'37" WEST A TOTAL DISTANCE OF 1,215.54 FEET, PASSING OVER 1/2 INCH REBAR FOUND AT 147.18 FEET, 324.46 FEET, 365.52 FEET, 406.67 FEET, 447.82 FEET, 489.04 FEET, 530.18 FEET, 571.41 FEET, 612.58 FEET, 664.90 FEET, AND 714.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.219 ACRES (1,054,974 SQUARE FEET).

SUBJECT TO EASEMENTS TO PIEDMONT NATURAL GAS RECORDED IN DEED BOOK 1758 PAGE 3806, DEED BOOK 1761 PAGE 2147, AND DEED BOOK 1770 PAGE 3626; ACCESS EASEMENTS RECORDED IN DEED BOOK 1115 PAGE 1558 AND DEED BOOK 2088 PAGE 2809; AND SANITARY SEWER EASEMENTS TO WOLFE CONSTRUCTION, INC RECORDED IN DEED BOOK 2819 PAGE 3422 AND CITY OF WINSTON-SALEM ASBUILT DRAWINGS FOR PROJECT 11767 DATED 02/09/2009 FOR SUMMIT POINTE OUTFALL.