

2022050635 00145

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$780.00

PRESENTED & RECORDED

11/09/2022 04:34:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3727**PG: 2867 - 2870****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$780.00
Parcel ID:	6837-62-1496.000
Mail/Box to:	Grantee
Prepared by:	Patrick S. Lineberry, Tuggle Duggins, PA, PO Box 2888, Greensboro, NC 27402 (PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION)
Brief description for the Index:	810 Akron Drive

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 7th day of November, 2022, by and between:

GRANTOR	GRANTEE
<p>TANIHA, L.L.C., a North Carolina limited liability company*</p> <p><u>Mailing Address</u> 240 Lakeview Hills Drive Four Oaks, NC 27524</p> <p>* a/k/a Taniha, L.L.C. and Taniha LLC</p>	<p>HOPE COUNSELING & CONSULTING SERVICES, INC., a North Carolina corporation</p> <p><u>Mailing Address</u> 810 Akron Drive Winston-Salem, NC 27105</p>

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

submitted electronically by "Darren S Cranfill Attorney At Law PLLC"
 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 was acquired by Grantor by instrument recorded in Book 3008 page 868.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book ____ page ____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Restrictions, easements, and rights of way of record and ad valorem taxes for the current year.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Name: _____

TANIHA, L.L.C.

Entity Name

Name: _____

By: Ginger P. Haines

Name: Ginger P. Haines

Title: Managing Member

Name: _____

By: Tanisha J. Haines

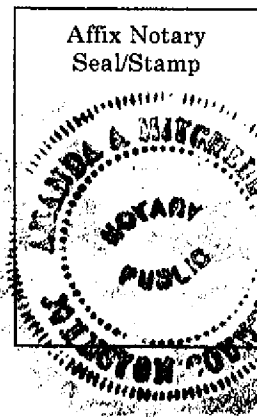
Name:

Title:

STATE OF North Carolina COUNTY OF Johnston

I, Amanda A. Mitchell, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 7 day of November 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any):

GINGER P. HAINES



Amanda A. Mitchell

Notary Public (Official Signature)

My commission expires: August 22, 2027

EXHIBIT A

BEGINNING at an existing iron pipe, located in the southern right-of-way line of Akron Drive, the northeast corner of the Lot 102-B of Tax Block 2986, as shown on a deed recorded in Book 1293, Page 1340, runs thence with the southern right-of-way line of Akron Drive South 87° 18' 10" East 14.39 feet to a point; runs thence 82° 34' 40" East 85.70 feet to a point; runs thence, still with the southern right-of-way line of Akron Drive South 83° 08' 10" East, 30.07 feet to an iron pipe; runs thence with a line across Lot 3-T of Tax Block 2986 South 3° 00' 20" West, 129.62 feet to a hole in the concrete; runs thence North 87° 07' 40" West, 30.0 feet to an existing iron pipe, the northeastern corner of Lot 102-D of Tax Block 2986; runs thence North 87° 7' 40" West 99.22 feet to an existing iron pipe in the line of Lot 102-B of Tax Block 2986; runs thence with Lot 102-B North 02° 45' East 138.46 feet to an existing iron pipe located in the southern right-of-way line of Akron Drive, the point and place of **BEGINNING**.

The above described Tract, lying in Winston Township, Forsyth County, North Carolina is Lot 102-C and a portion of Lot 3-T of Tax Block 2986; see Deeds recorded in Book 2466, Page 568, and Book 2512, Page 780 of the Forsyth Register of Deeds.

TOGETHER WITH and SUBJECT TO, Grantor's rights and obligations under the above referenced deeds and a Deed of Easement and Parking Agreement recorded in Book 2512, Page 783, Forsyth County Registry, whereby the owner of the above described Tract owns a non-exclusive easement for access across the adjoining tract, Lot 3-T of Tax Block 2986, and the above described Tract is subject to an easement allowing the adjacent tract to use two parking spaces on the above described Tract and access to the sanitary waste dumpster pad.