



2022056836 00112
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 12-30-2022 02:26:48 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3735
PG: 616-619

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel ID: 6816-60-4038, 6816-16-8034, 6826-73-4755, 6836-54-4722, 6825-88-8764, 6837-56-8500

Mail/Box to: Grantee

This instrument prepared by Christopher D. Lane, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No titled search requested or performed.

Brief description for the Index: Multiple Tracts – Forsyth County

THIS DEED made this _____ day of December, 2022, by and between

GRANTOR	GRANTEE
Christopher D. Lane and wife, Melissa R. Kelly 281 Riverbend Drive Advance, NC 27006	Sawkenser Investments, LLC 3802-A Clemmons Road Clemmons, NC 27012

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, parcel of land, or condominium unit situated in Forsyth County, North Carolina, and more particularly described as follows:

See Exhibit A

The property hereinbelow described was acquired by Grantor by deed recorded in Book _____, Page _____, Forsyth County Registry.

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

Original to: Rachel Melton

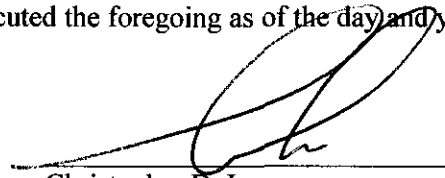
A map showing the below described property is recorded in Plat Book __, Page __, Forsyth County Registry.


TO HAVE AND TO HOLD in perpetuity 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:

1. Ad valorem taxes for 2022 and subsequent years; and
2. All easements, restrictions and rights of way of record.

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


Christopher D. Lane


Melissa R. Kelly

Rowan
~~Forsyth~~ County, North Carolina

I certify that the following persons personally appeared before me this day acknowledging to me that he or she signed the foregoing document: Christopher D. Lane and Melissa R. Kelly.

Date: 12/30/22

(Affix Official Seal)
RACHEL H MELTON
NOTARY PUBLIC
ROWAN COUNTY, NC
My Commission Expires 9-22-2024

My commission expires: 09/22/2024

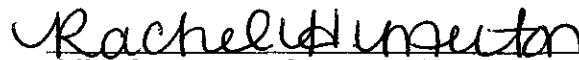

Official Signature of Notary Public
Notary Public
Print Name: Rachel H. Melton

Exhibit A

Parcel 1

BEING KNOWN AND DESIGNATED as Lot 4 as shown on the map of Forsyth Realty Company, plat of which is recorded in Plat Book 14, Page 71 in the Register of Deeds Office, Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 600 Wellington Road, Winston Salem, NC 27106

Tax Identification: 6816-60-4038.00 (Block 2388, Lot 004)

Parcel 2

Being known and designated as Lot 15, Block 3, on the Map of Revisions of Various Lots in Foxhall, Section 2-A, recorded in Plat Book 22, at Page 152, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1231 Greenvillage Rd, Winston Salem, NC 27106

Parcel 3

Being known and designated as Lot No. 2 as shown in Boston Heights, Block Number 976, Winston-Salem, NC, as recorded in Plat Book 8, Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Address: 923 Roosevelt Street, Winston-Salem, NC

Parcel 4

BEGINNING at a point on the west side of Liberty Street, which said point is 34.2 feet Northwestwardly from the northwest intersection of 23rd Street and Liberty Street, running thence with the west line of Liberty Street North 27° 30' East 70 feet, more or less, to a point in the middle line of a brick party wall; thence North 73° 00' West 139.8 feet, more or less, through and along the middle line of said brick party wall to a point in the east line of a 25-foot alley; thence South 15° 00' West 68.8 feet, more or less, along and with the east line of said 25-foot alley to a point in the middle line of a brick party wall; thence South 72° 03' East 121.8 feet, more or less, through and along the middle line of said brick party wall, to the place of **BEGINNING**.

Parcel 5

BEING KNOWN AND DESIGNATED as Lot No. 84, Section No. 1, West-End Hotel and Land Co., which said plat is recorded in Plat Book 8, Page 83 in the Register of Deeds Office of Forsyth County, North Carolina and to which reference is hereby made for a more particular description.

Property address: 833 W. Seventh Street, Winston-Salem, NC 27106

Parcel 6

BEGINNING at an iron stake on East side of Carrie Avenue, the Northwest corner of Lot No. 440, running thence Eastwardly with line of said lot, 230 feet to a stake, the Southwest corner of Lot No. 447; thence Northerly with line of said lot 100 feet to a stake, the Southeast corner of Lot No. 438, thence Westwardly with line of said lot 203 feet to a stake in the line of Carrie Avenue; thence with Carrie Avenue 100 feet to a stake the beginning. Being known and designated as Lot No. 439 on the plot of Ogburn Realty Company, and known as "Montview", recorded in Register of Deeds Office of Forsyth County, in Book 1, Page 106.

Property Address: 4433 Carrie Avenue, Winston-Salem, NC 27105

Forsyth County PIN#: 6837-56-8500

Parcel 7

TRACT 1: BEGINNING at a point at the northwest intersection of Liberty Street and 23rd Street; running thence along the North line of 23rd Street, North 85 deg. 45' West 63.5 feet to a point, the southeast corner of a lot conveyed to Evelyn J. McDowell by C.T. Joyce and wife, Mary M. Joyce, which Deed is recorded in Book 645, page 62, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along Evelyn J. McDowell's East line northwardly 46.7 feet to a point in the center line of a brick wall; thence along the center line of said brick wall, South 69 deg. 23' East 70.1 feet to a point in the west side of Liberty Street; thence along the west side of Liberty Street a southerly course 31.6 feet to the point and place of **BEGINNING**, and being the identical property described in Deed recorded in Deed Book 653, page 214.

Property Address: 2300 N. Liberty Street, Winston-Salem, NC 27105

TRACT 1: BEGINNING at a point on the north side of 23rd Street, said point being 63.5 feet west of the west line of N. Liberty Street; running thence along the north side of 23rd Street North 85 deg. 45' West 62.7 feet to a point on the East line of a 25-foot alley; thence along said alley North 15 deg. 43' East 61 feet to the center of a brick party-wall; thence through the center of said brick party-wall South 69 deg. 23' East 62.4 feet to a point in the center of said brick party-wall; thence southwardly 46.7 feet more or less to a point on the north side of 23rd Street, the point and place of **BEGINNING**, and being the identical property described in Deed recorded in Deed Book 645, page 62.

Property Address: 815 E. 23rd Street, Winston-Salem, NC 27105