

2023003293 00030

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$13.00

PRESENTED & RECORDED
 02/01/2023 10:38:40 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3738
PG: 4083 - 4085

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$13.00

Parcel Identifier No.: 6826-93-5069.000

Brief description for index: Lot 7-A, Block No. 21, Cherry Street

Mail deed/taxes after recording to Grantee: 648 Hanes Mall Blvd., #232, Winston Salem, NC 27103

This instrument was prepared by: Patti D. Dobbins, Attorney at Law

THIS DEED made this 1st day of February, 2023 by and between

GRANTOR:

STACY WRIGHT (widow)

Address: 5749 Antietam Drive
 Winston Salem, NC 27106

GRANTEE:

**SHO PROPERTY HOLDINGS, LLC – A North
 Carolina Limited Liability Company**

Address: 919 Pittsburg Ave.
 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 situated in **FORSYTH** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3725, Page 2766, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

Submitted electronically by "Patti D Dobbins, 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.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: Stacy Wright (SEAL)
STACY WRIGHT

SEAL-STATE WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that STACY WRIGHT personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>1st</u> day of <u>February</u> , 2023. My Commission Expires: <u>10/18/2024</u> <u>Wendy B. Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEING known and designated as Lot 7-A in Block No. 21 as shown by a revised plat of Block No. 21 of Cherry Street Development recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Map Book No. 4 Page 54-A and being the same property conveyed to General Realty Company (as Tract 4) by North Cherry Development, Inc., by deed dated October 27, 1931 recorded in Book 325 Page 178, Forsyth County Registry (recorded in Book 435 Page 122).

PROPERTY ADDRESS: 919 PITTSBURG AVE., WINSTON SALEM, NC 27105

PARCEL ID #: 6826-93-5069.000