

2023003294 00031FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$14.00PRESENTED & RECORDED
02/01/2023 10:38:40 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3738****PG: 4086 - 4088****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$14.00****Parcel Identifier No.: 6826-93-4057.000**

Brief description for index:

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: 927 Pittsburg Ave. Winston Salem, NC 27105
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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-STAMP 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>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEGINNING at an iron stake in the northern right-of-way line of Glenn Avenue (formerly Woodrow Boulevard) 100 feet east of the northeast corner of the intersection of Glenn Avenue and North Cherry Street, and running from the said beginning stake eastwardly with the northern right-of-way line of Woodrow Boulevard 50 feet to an iron stake; thence, northwardly, 146.2 feet to an iron stake; thence westwardly 42.5 feet to a point; thence southwardly 134 feet to the BEGINNING.

Being known and designated as a southeast portion of lots 5 and 6, Block 21, "North Cherry Street Development Company", plat of which is recorded in Plat Book 4 at Page 54 and 55, in the Office of the Register of Deeds of Forsyth County, NC, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 927 PITTSBURG AVE., WINSTON SALEM, NC 27105

PARCEL ID #: 6826-93-4057.000