

2023003295 00032

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: 4089 - 4091

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$13.00

Parcel Identifier No.: 6826-93-4003.000

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

<p>GRANTOR: STACY WRIGHT (widow)</p> <p>Address: 5749 Antietam Drive Winston Salem, NC 27106</p>	<p>GRANTEE: SHO PROPERTY HOLDINGS, LLC – A North Carolina Limited Liability Company</p> <p>Address: 931 Pittsburg Ave. Winston Salem, NC 27105</p>
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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:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina and BEGINNING at an iron stake on the northside of Glenn Avenue, said stake being distant eastwardly 45' from the northeast intersection of Glenn Avenue and North Cherry Street; thence along the north side of Glenn Avenue eastwardly 55' to an iron stake, southwest corner of Lot Number 6 on the hereinafter mentioned map; thence northwardly 50' to an iron stake; thence westwardly 55' to an iron stake; thence southwardly 50' to an iron stake on the north side of Glenn Avenue, the place of BEGINNING. The same being a part of Lot 5A, Block 21, on map of revision of part of Blocks 21 and 16 of North Cherry Street development, as recorded in Plat Book 4, Page 54A in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being informally known as 931 Pittsburgh Avenue (formerly 931 Glenn Avenue), Winston-Salem, North Carolina 27105 and further known as Block 1338, Lot 5D, Forsyth County Tax Maps as the same are now constituted.

PROPERTY ADDRESS: 931 PITTSBURG AVE., WINSTON SALEM, NC 27105

PARCEL ID #: 6826-93-4003.000