

2023004218 00039

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
 02/09/2023 11:25:59 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3739
PG: 4029 - 4031

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$420.00
Parcel ID:	6829-20-7995.000
Mail/Box to:	Grantee
Prepared by:	Isaacson Sheridan (MLI/jmf) 804 Green Valley Rd, Suite 200, Greensboro, NC 27408
Brief description for the Index:	6042 University Parkway

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 9th day of February, 2023, by and between:

GRANTOR	GRANTEE
BETTY R. COE, widow, Individually and as Trustee of the COE REVOCABLE LIVING TRUST dated JUNE 29, 2009 2235 East Road Walnut Cove, NC 27052	ONSC W-S, LLC a North Carolina limited liability company Mailing Address: 1401 Sunset Drive, Ste B Greensboro, NC 27408

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

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, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit A

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

The property hereinabove was acquired by Grantor by instrument recorded in Book 2901, Page 258 and Book 2479, Page 3345, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 10.

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:

Easements, restrictions and rights of way of record or affecting the above-described premises and ad valorem taxes for the current year.

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

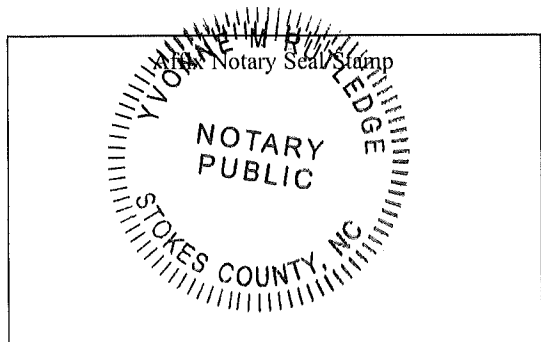
BETTY R. COE, Trustee of the COE REVOCABLE LIVING TRUST dated JUNE 29, 2009

By: Betty R. Coe
Betty R. Coe Trustee

Betty R. Coe
Betty R. Coe (individually)

State of North Carolina
County of Stokes

I, Yvonne M. Rutledge, a Notary of the above state and county, certify that the following person personally appeared before me on the 3rd day of February, 2023, acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein (if any): Betty R. Coe



Yvonne M. Rutledge
Notary Public (Official Signature)

My commission expires: 6/18/2023

Exhibit A

Property Description

6042 University Pkwy – PIN #6829-20-7995.000

BEGINNING at a ¾” iron pipe found, NC Grid NAD83 (NSRS2011) Northing 891,002.83 feet, Easting 1,622,720.96 feet in the southern property line of now or formerly, Parkway Place I and II, LLC (DB 3176 PG 2812); thence North 70° 38’ 03” East 119.86 feet to a ½” iron pipe set; thence along a line, at or near the western margin of the public right-of-way of University Parkway South 19° 20’ 03” East 164.92 feet to a ½” iron pipe set; thence South 70° 40’ 31” West 119.72 feet to a ½” iron pipe found; thence North 19° 23’ 00” West 164.84 feet to a ¾” iron pipe found, the point and place of BEGINNING, containing 0.453 acres, more or less, as shown on that Boundary and Topographical Survey for Simpson Commercial Real Estate dated September 12, 2022, revised on November 21, 2022 and prepared by Kim R. Lilly, PLS.