

2023009275 00034FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$460.00PRESENTED & RECORDED
03/24/2023 10:34:41 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3745

PG: 3496 - 3498

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$460.00****Parcel Identification Number: 6813-93-7053.000****This instrument was prepared by: T. Lawson Newton, a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.****Return to: Grantee @ 135 Corbridge Lane, Winston-Salem, North Carolina 27106****Property Address: 1933 Lake Drive, Winston-Salem, North Carolina 27127****Brief description for the Index: See Exhibit A**THIS DEED made this 14th day of March, 2023 by and between**GRANTOR****DOUGLAS D. & LYDIA U. BRENDLE
INVESTMENT, LLC
a North Carolina Limited Liability Company
380H Knollwood Street, Ste. 406
Winston-Salem, NC 27103****GRANTEE****SLANTED DOOR, L.L.C.
a North Carolina Limited Liability Company****135 Corbridge Lane
Winston-Salem, NC 27106**

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 the County of Forsyth State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor in Deed Book 3549, Page 4091.

Submitted electronically by "Craig Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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, other than the following exceptions: easements and restrictions of record, if any and 2023 property taxes to be prorated.

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

DOUGLAS D. & LYDIA U. BRENDLE INVESTMENT, LLC
a North Carolina Limited Liability Company

Adelia B. Gram (SEAL)
By: Adelia B. Gram, Manager

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, *Amber Street*, a Notary Public for *Forsyth* County, State of North Carolina do hereby certify that Adelia B. Gram, Manager of Douglas D. & Lydia U. Brendle Investment, LLC a North Carolina Limited Liability Company appeared before me this day and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a driver's license; and she acknowledged to me that she voluntarily signed the foregoing document for the purpose stated herein.

This the *14* day of March, 2023

Amber Street
Notary Public Signature

Amber Street
Printed Name of Notary

My Commission Expires: *April 27, 2026*

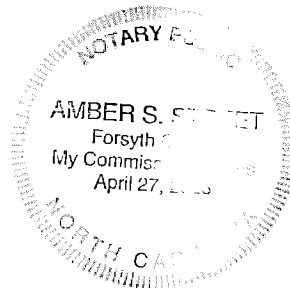


EXHIBIT A

**1933 Lake Drive
Winston-Salem, North Carolina 27127**

BEGINNING at an iron stake, said iron stake being the southwestern corner of Lot No. 12 as shown on the Map of Lakewood Estates recorded in Plat Book 16 at Page 137 in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence along the western boundary of Lot No. 12 and the eastern boundary of a 20 foot dedicated drive North 01 deg. 54 min. East 249.94 feet to an iron stake, being the northwest corner of Lot No. 12; thence South 83 deg. 47 min. East 100.11 feet along the northern boundary of Lot No., 12 to an iron stake; thence South 00 deg. 11 min. West 109.91 feet to an iron stake; thence South 03 deg. 38 min. West 140.64 feet to an iron stake in the right of way line of the North side of Lake Drive; thence North 83 deg. 28 min. West 99.60 feet along the right of way line on the North side of Lake Drive to the point and place of **BEGINNING**; same being the western portion of Lot No. 12 as shown on the Map of Lakewood Estates, recorded in Plat Book 16 at Page 137, in the Forsyth County, North Carolina Registry.

ALSO INCLUDING that portion of an unnamed alley off of Lake Drive as described and conveyed in the Resolution Ordering the Closing and Abandonment of an Unnamed Alley Off of Lake Drive, recorded August 16, 2019, in Book 3477, Page 35 Forsyth County Registry.

SAVE AND EXCEPT the land described in the deed recorded in Book 3494, Page 620, Forsyth County Registry.