

2023011895 00089FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$94.00

PRESENTED & RECORDED

04/13/2023 02:09:46 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3749

PG: 71 - 74

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$94.00****Tax Parcel Identification Number: 6838-34-3294.000**

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: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 2715 Reynolda Road, Winston Salem, NC 27106-3871**Property Address:** 5656 Racin Drive, Winston Salem, NC 27105

Brief description for the Index: See Exhibit A

THIS DEED made this 14 day of April, 2023 by and between**GRANTOR****PATTY F. TURNER, Administrator of the
Estate of Michael William Ferguson****And****PATTY F. TURNER and husband,
RITCHIE W. TURNER****1707 Seawinds Place
N. Myrtle Beach, SC 29582****GRANTEE****MELCO PROPERTIES OF NC, LLC, a North
Carolina Limited Liability Company****2715 Reynolda Road
Winston Salem, NC 27106-3871**

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:

submitted electronically by "Craige 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.

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

For back title reference, see the deed recorded in Book 1588 Page 1590 Forsyth County Registry.

THIS IS ___ OR 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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Patty F. Turner (SEAL)
PATTY F. TURNER, Administrator of the Estate of Michael William Ferguson

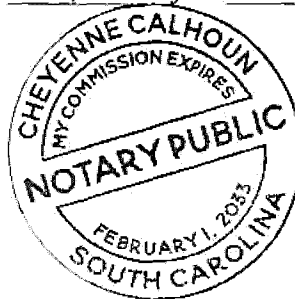
STATE OF South Carolina

COUNTY OF Horry

I, Cheyenne Calhoun a Notary Public for the County of Horry and State of South Carolina do hereby certify that Patty F. Turner, Administrator of the Estate of Michael William Ferguson either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 11 day of April, 2023.

Cheyenne Calhoun
Notary Public
Name: Cheyenne Calhoun
My Commission Expires: 2-1-33



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

For back title reference, see the deed recorded in Book 1588 Page 1590 Forsyth County Registry.

THIS IS _____ OR 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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Patty F. Turner (SEAL)
PATTY F. TURNER

Ritchie W. Turner (SEAL)
RITCHIE W. TURNER

STATE OF South Carolina
COUNTY OF Horry

I Cheyenne Calhoun Notary Public for the County of Horry and State of South Carolina do hereby certify that Patty F. Turner and husband, Ritchie W. Turner either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 11 day of April, 2023.

Cheyenne Calhoun
Notary Public
Name: Cheyenne Calhoun
My Commission Expires: 2-1-33

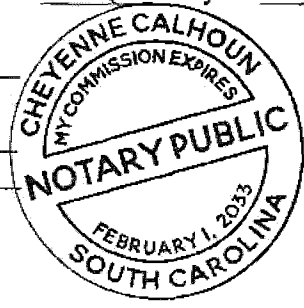


Exhibit A

BEGINNING at an iron pipe set, the Southeasterly corner to Vernoica Haynes (DB 3437, PG 3266), said stake being within the right of way of Racin Drive (SR 2233); thence with said Racin Drive along the easterly line of the lot being described, South $11^{\circ} 36' 05''$ East 100.41 feet to an iron pipe set; thence with the northerly line of Tabatha G. Durick (DB 3303, PG 569), South $87^{\circ} 46' 28''$ West 157.79 feet to an existing iron pin; thence North $29^{\circ} 23' 44''$ West 126.28 feet to an existing rebar, said rebar being the southwestern corner of the property of the aforementioned Veronica Haynes; thence along the southerly line of Veronica Haynes, South $87^{\circ} 55' 13''$ East 200.57 feet to an iron pipe set, said iron pipe being the point and place of BEGINNING, containing 0.43128 acres and being a portion of the William Howard Ferguson and wife, Delores Merritt Ferguson, property described in Deed Book 1530, Page 1543. The above described is subject to the right of way of Racin Drive (SR 2233) and any and all other rights of way and easements of record.

Said tract being as described on a survey prepared by Thomas A. Riccio & Associates and entitled "Survey prepared for Melco Properties of N.C., LLC", dated March 28, 2023 and being Drawing Number 23107.