

2023014549 00164

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
05/03/2023 04:18:28 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3752
PG: 1076 - 1078

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier Number: 6834-45-9652/6845-15-8967 Tax ID or Block & Lot: BLK0781 LT6/BLK1991 LT201

Mail/Box to: Grantee at 6400 Armps Road, Whitsett, NC 27377

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: SEE EXHIBIT A

THIS DEED made this May 3, 2023 by and between

GRANTOR	GRANTEE
Atlas Holdings, LLC, a NC LLC and Caviness Development, LLC, a NC LLC	Caviness Property Management, LLC a NC LLC
Grantor Address:	Buyer Address:
6400 Armps Road Whitsett, NC 27377	6400 Armps Road Whitsett, NC 27377
	Property Address:
	2444 Lomond Street & 2229 E 1st Street Winston-Salem, NC 27127

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Tract 1: 2444 Lomond Street, Winston-Salem, NC 27127 (6834-45-9652 / Block 0781 Lot 006)

BEGINNING at a point located in the western right of way line of Lomond Street, said point being located north 100 feet from the intersection of the western right of way line of Lomond Street with the northern right of way line of Brookline Street and running thence from the beginning point westwardly 150 feet to an alley; running thence north 50 feet to the southwest corner of Lot No. 8 as shown on the hereinbelow referenced plat; running thence east 150 feet to a point located in the western right of way line of Lomond Street; running thence south with the western right of way line of Lomond Street 50 feet to the point and place of the Beginning, and being known and designated as Lot No. 6, Block 63 as shown on the Plat Of The Property Of The Winston-Salem Land and Investment Co., as recorded in the Office of the Register of Deeds of Forsyth County, in Deed Book 40, Page 395, reference to which is hereby made for a more particular description. For further reference see Plat Book 4, Page 147, Forsyth County Registry.

Tract 2: 2229 East 1st Street, Winston-Salem, NC 27101 (6845-15-8967 / Block 1991 Lot 201)

BEGINNING at an iron, said point of Beginning located on northern boundary of First Street, also being the southeastern corner of Lot 8, Slater Heights, No. 1, Plat recorded in Plat Book 7, Page 102, Forsyth County Registry, said Beginning point located North 51 degrees 59' 53" East 189.63 feet from the southeast corner of Lot 1, Slater Heights, Plat Book 7, Page 102; running thence from said point of Beginning, South 51 degrees 41' 33" West 50 feet along a northern boundary of Belews Street (commonly known as First Street); Thence running along a new line, North 31 degrees 14' 30" West 70.23 feet to an iron pin; thence North 15 degrees 50' 39" West 130. 61 feet to a point in the south boundary of Scales Avenue; thence along Scales Avenue, South 85 degrees 28' 51" East 22.00 feet to an existing iron pin; thence South 35 degrees 23' 12" East 78.42 feet to an iron pin; thence South 26 degrees 17° 10" East 99.30 feet to the point and place of Beginning, containing 0.188 acres in accordance with the boundary survey prepared for Jesse W. Stewart by Thomas A. Ricco and Associates, Registered Land Surveyor, dated June 17, 1988 and identified as drawing number 88-082..

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3727, Page 2424; Book 3709, Page 473.

A map showing the above described property is recorded in Plat Book 4, Page 147.

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: 2023 ad valorem taxes

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Atlas Holdings, LLC

By: [Signature] (SEAL)
Dylan Chase Caviness, President

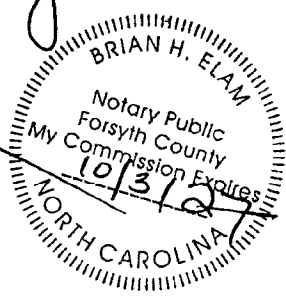
Caviness Development, LLC

By: [Signature] (SEAL)
Clarence Caviness, Jr., President

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Dylan Chase Caviness as President of Atlas Holdings, LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 3 day of May, 2023.

[Signature]
Brian H. Elam, Notary Public
My Commission Expires: 10/3/27



STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Clarence Caviness, Jr. as President of Caviness Development, LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 3 day of May, 2023.

[Signature]
Brian H. Elam, Notary Public
My Commission Expires: 10/3/27

