

**2023016145 00092**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$19.00**

PRESENTED &amp; RECORDED

05/16/2023 12:54:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3754

PG: 660 - 662

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: ~~\$18.40~~ \$19.00

PARCEL IDENTIFIER NO. 6834-59-9080

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Guardian Title Insurance, LLC*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105

BRIEF DESCRIPTION FOR THE INDEX: See Attached Exhibit A

THIS DEED made this 6<sup>th</sup> day of May, 2023, by and between

GRANTOR	GRANTEE
<b>Benjamin L. Hairston, Sr. and wife, Joyce D. Hairston</b>	<b>Xpansion LLC, a South Carolina Limited Liability Company</b>
Mailing Address 2961 Kedron Ct Winston Salem, NC 27106	Property Address: 354 Dixie Broadway Winston Salem, NC 27127
	Mailing Address: 215 East Bay St., Suite 201K #1499 Charleston, SC. 29401

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Beginning at a point on the south side of Dixie Broadway 523.5 feet west of the southwest intersection of Dixie Broadway and Vargrave Street, and running thence in a southerly direction 133 feet to an iron stake; thence in a westwardly direction 40 feet to an iron stake; thence in a northwardly direction 132.2 feet to an iron stake in the south side of Dixie Broadway; thence in an eastwardly direction 40 feet along the south side of Dixie Broadway to the place of beginning, being known and designated as lot #17, on the plat of Dixie Heights, the property of C.M. Thomas said plat being recorded in plat book 3, page 17, Office of Register of Deeds of Forsyth County, to which plat reference is hereby made.

Property Address: 354 Dixie Broadway Winston-Salem NC 27127

Parcel ID: 6834-59-9080

All or a portion of the property herein conveyed (\_\_\_\_) includes or (X) does not include the primary residence of a Grantor.The properties hereinabove described was acquired by Grantor by instrument recorded in Book **3130** at Page **3100**.

**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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Benjamin L. Hairston  
Benjamin L. Hairston  
Joyce D. Hairston  
Joyce D. Hairston

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I certify that **Benjamin L. Hairston, Sr. and wife, Joyce D. Hairston**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

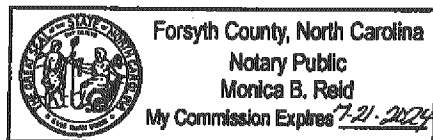
Witness my hand and Notarial stamp or seal this 6<sup>th</sup> day of May, 2023.

Notary Signature: Monica B Reid

Notary's Printed Name: Monica B Reid

My Commission Expires: July 21 2024

[Notarial Seal]



**EXHIBIT A**  
Legal Description

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