

2023018523 00077

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$942.00

PRESENTED & RECORDED

06/02/2023 11:44:35 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3757**PG: 784 - 785**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 942.00

Parcel Identifier No.: 6825-52-3990 (Block 1054, Lot 106)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 445 S. Hawthorne Road, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: metes and bounds, Hawthorne Road

THIS DEED made this 31st day of May, 2023 by and between,

GRANTOR	GRANTEE
RADAR SE2 NEW LLC a North Carolina limited liability company	MARTHA KELLY GREENE (unmarried)
Mailing Address: 2186 E. Norris Street, Philadelphia, PA 27615	Mailing Address: 445 S. Hawthorne Road, Winston-Salem, NC 27103

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 Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake on the East side of Ardmore Avenue, said stake being 50 feet North of the Northeast corner of C. C. Ausband's line, running thence Eastwardly in a line parallel to the North line of Ausband's lot 185 feet to an iron stake in a 15-foot alley; thence Northwardly with said alley 144.4 feet to an iron stake; thence Southwestwardly 52.6 feet to an iron stake in W. H. White's line; then Southwardly with White's line 44.8 feet to an iron stake; thence Westwardly with White's line 141.2 feet to Ardmore Avenue; thence Southwardly with Ardmore Avenue 70 feet to the place of Beginning.

SAVE AND EXCEPTING, however, from the land above-described that part thereof which was heretofore conveyed by John A. Stallings and wife, Lalla Marvis Stallings to E. H. Hopkins and wife, Vera B. Hopkins, by deed dated March 26, 1946, and recorded in Book 545, Page 122, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which deed reference is hereby made for a more particular description.

Property Address: 445 S. Hawthorne Road, Winston-Salem, NC 27103

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property does not include the primary residence of the Grantor.

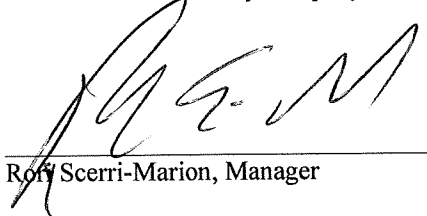
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3616, Page 840, Forsyth County Registry.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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


Radar SE2 New LLC
a North Carolina limited liability company

By: 
Rori Scerri-Marion, Manager

State of ~~North Carolina~~ ^{PA}, County of ~~Forsyth~~ ^{Philadelphia}

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Rori Scerri-Marion, Manager of Radar SE2 New LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 6/11/23



Notary Public

Nicholas Costalas
printed or typed name of notary public

My Commission Expires: 11/25/24

Commonwealth of Pennsylvania - Notary Seal Nicholas Costalas, Notary Public Philadelphia County My commission expires November 23, 2024 Commission number 1387446 Member, Pennsylvania Association of Notaries
