

2023020710 00136

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED
06/20/2023 02:36:14 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3759
PG: 3197 - 3199

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00

Parcel Identifier No. 6847282358000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee: 13663 Providence Rd. PMB283, Weddington, NC 28104

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: 2123 BRISTOL STREET, WINSTON-SALEM, NC

THIS DEED made this 20th day of June, 2023 by and between

GRANTOR
Ozone I, LLC
Forwarding Address:
PO BOX 540
Greensboro, NC 27402

GRANTEE
Tyndale Properties, LLC
Property Address:
2123 Bristol Street
Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, Winston-Salem Township, FORSYTH County, North Carolina and more particularly described as follows:

See Attached Exhibit A

This conveyance is made for the purpose of winding up the affairs of the company pursuant to NCGS Sect 55-4-1.

Submitted electronically by "Donato Law, PC"
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 hereinabove described was acquired by Grantor by instrument recorded in Book 3717 page 4113. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to 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.

By: [Signature] Ozone I, LLC (Entity Name) _____ (SEAL) Print/Type Name: _____

Print/Type Name & Title: _____ Member/Manager Print/Type Name: _____ (SEAL)

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

State of North Carolina - County or City of Guilford I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Ed Regensberg personally came before me this day and acknowledged that he is the Member/Manager of Ozone I, LLC, a North Carolina or _____ ~~corporation/limited liability company/general partnership/limited partnership (strike through the applicable)~~, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of June, 2023

My Commission Expires: 1-22-28 (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

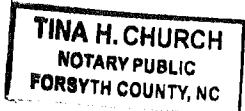


Exhibit A

Property Address: 2123 Bristol St. Winston-Salem, NC 27105
Tax Parcel ID: 6847-28-2358.000

BEGINNING at an iron stake on the S. side of Pilot Street, it being the N.E. Corner of Lot No. 2, and running thence Southwardly along the E. line of said Lot No. 2, 301.8 ft. to a stake, the S.E. Corner of Lot No. 2, and running thence Eastwardly 14.2 ft. to the S.W. corner of Lot No. 5, and running thence Northwardly along the W. line of Lot No. 5, 303.3 ft. to the N.W. Corner of Lot No. 5 in the S. line of Pilot Street, the N.W. corner of Lot No. 5, and running thence Westwardly along the S. side of Pilot Street 111.6 ft. to the point of BEGINNING, and being known and designated as Lots Nos. 3 and 4 of the J.H. Brown Property, Map of which is recorded in the Office of the Register of Deeds of Forsyth County in Plat Book No. 11, at Page 137, and as surveyed by H.A. Burns, Surveyor, July, 1940.