

2023022742 00097

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

07/06/2023 01:38:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3762

PG: 1059 - 1061

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Tax Parcel Identification Number: 6806-59-3276.000

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 Grantee: 3912 Yarbrough Avenue, Winston-Salem, NC 27106

Property Address: 1149 Petree Road, Winston-Salem, NC 27106

Brief description for the Index: Tracts, Petree Road

THJS DEED made this the 6th day of July, 2023

GRANTOR

Melco Properties of NC, LLC,
a Limited Liability Company

GRANTEE

Gregory P. Melang and spouse,
Tammy H. Melang

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:

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

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.

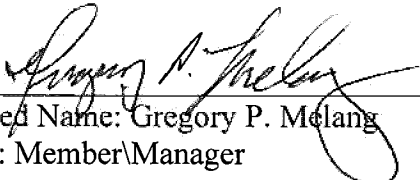
THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

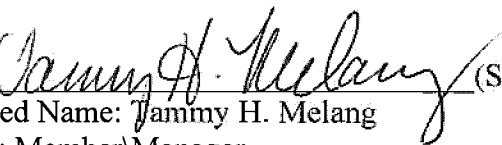
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Melco Properties of NC, LLC, a Limited Liability Company

By:  (SEAL)
 Printed Name: Gregory P. Melang
 Title: Member/Manager

By:  (SEAL)
 Printed Name: Tammy H. Melang
 Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Carla M. Dry, a Notary Public of the County of Davidson and State of North Carolina, certify that Gregory P. Melang and Tammy H. Melang, Member/Managers of Melco Properties of NC, LLC, either being personally known to me or proven by satisfactory evidence (said evidence being valid Driver's License), being a member/managers of Melco Properties of NC, LLC, a Limited Liability Company, personally appeared before me this day and acknowledged that (s)he as member/managers of Melco Properties of NC, LLC, a Limited Liability Company signed the foregoing document, and as member/manager is duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 6th day of July, 2023.

 Notary Public
 Name: Carla M. Dry
 My Commission Expires: March 12, 2028

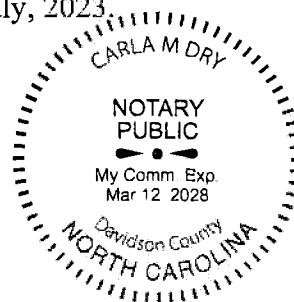


EXHIBIT "A"
PROPERTY DESCRIPTION

Tract 1:

Beginning at an iron stake just South of the North line of Petree Road, the Northwest corner of Lot No. 4 on hereinafter mentioned map; thence North 1 degree 36 minutes East 639.6 feet to a stone in the South bank of Mill Creek; thence along the South bank of the creek North 75 degrees 20 minutes East 154.2 feet to a stake; thence South 8 degrees 08 minutes West 488.8 feet to a stake; thence South 2 degrees 20 minutes West 210.3 feet to a stake in Petree Road, said stake being in the North line of Lot No. 4; thence along the North line of Lot No. 4, North 79 degrees 48 minutes West 87 feet to the BEGINNING being the West part of a one acre tract described in Deed Book 481, Page 277, and the West part of Lot No. 5, on the map of Division of GG Boose Estate as recorded in Plat Book 14, Page 74, in the Office of the Register of Deeds of Forsyth County, North Carolina; being all the same property as that described in Book 1245, Page 775, Forsyth County Registry.

Tract 2:

BEGINNING at an iron, the SW corner of Bertha Boose in the northern R/W of Petree Road and being further identified as tax lot 14-D, Block 3471 and continuing North 4 degrees 43 minutes West 653.66 feet to a creek; thence North 67 degrees 09 minutes East 79.0 feet to a point, thence South 01 degrees 36 minutes West 682.38 feet to an iron, the place of Beginning and containing .056 acres as surveyed by Joseph E. Franklin, R.L.S. on 9/21/1984.