

2023023808 00122

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$2000.00

PRESENTED & RECORDED
07/14/2023 02:17:05 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3763
PG: 1935 - 1938

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,000.00

Tax Parcel Identification Number: 6815-82-0787.000

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: 154 Charlois Boulevard, Winston-Salem, NC 27103

Property Address: 670 & 672 South Stratford Road, Winston-Salem, NC 27103

Brief description for the Index: Tracts, South Stratford Road

THIS DEED made this 13th day of June, 2023 by and between

GRANTOR

KINNAMAN ANTIQUES & AUCTIONS, INC.

239 Shearwater Point Drive
OKatie, SC 29909

GRANTEE

GATEWAY MANAGEMENT SERVICES, LTD.

154 Charlois Boulevard
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 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.

For back title reference, see the deed recorded in Book 3174 Page 1325, Forsyth County Registry.

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 2019 property taxes.

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

KINNAMAN ANTIQUES & AUCTIONS, INC.
DATED NOVEMBER 12, 2015

By: Nevelle Kinnaman (SEAL)
Name: NEVELLE KINNAMAN, PRESIDENT

By: Michelle K Prate (SEAL)
Name: MICHELLE K. PRATE, Vice President

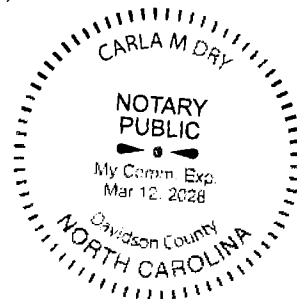
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Carla M. Dry, a Notary Public of the County of Davidson and State of North Carolina, certify that NEVELLE Kinnaman, either being personally known to me or proven by satisfactory evidence (said evidence being Driver License), who is the President of KINNAMAN ANTIQUES & AUCTIONS, INC., A North Carolina corporation personally appeared before me this day and acknowledged that (s)he is President KINNAMAN Antiques & Auctions, Inc., A North Carolina corporation and that as President being 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 14th day of July, 2023.

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



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 Michelle K. Prate, either being personally known to me or proven by satisfactory evidence (said evidence being Driver License), who is the Vice President of KINNAMAN ANTIQUES & AUCTIONS, INC., A North Carolina corporation personally appeared before me this day and acknowledged that (s)he is Vice President KINNAMAN Antiques & Auctions, Inc., A North Carolina corporation and that as President being 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 14th day of July , 2023.

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

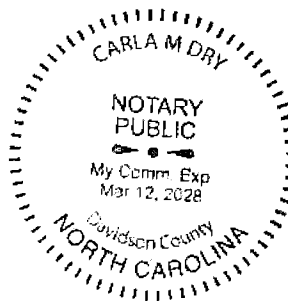


EXHIBIT "A"
PROPERTY DESCRIPTION

672 S. Stratford Road, Winston-Salem, NC 27103

BEGINNING at an iron stake located in the Northern portion of Stratford Road, the Southwest corner of J. W. Smith property, said point also being 272.62 feet Westerly from Mission Road; and running thence with Stratford Road South 54 deg. 35 min. West 60 feet to a point, the corner of C. F. Nichols property; running thence along Nichols' East line North 23 deg. 03 min. West 180.9 feet to a stake; running thence North 23 deg. 21 min. West 152.2 feet to a stake in the South line of Ida Robbins property; running thence along Robbins' South line North 68 deg. 39 min. East 60 feet to a stake in the West line of Wall Manufacturing property; running thence along Wall Manufacturing's West line South 22 deg. 52 min. East 137.95 feet to a stake, J. W. Smith's corner; running thence along Smith's West line South 23 deg. 03 min. West 180.8 feet to the point and place of Beginning.

ALSO KNOWN AS Lot 102 of Block 2406 as shown on the Tax Maps of Forsyth County, North Carolina.

SAVE AND EXCEPT that property previously conveyed to the City of Winston-Salem recorded in Book 911 Page 440, Forsyth County Register of Deeds, North Carolina.

564 Mission Road, Winston-Salem, NC 27103

BEGINNING at an old iron at the Northeast corner of property of C. F. Nichols (see Deed Book 420 at Page 101, Forsyth County Registry); and running thence South 58 deg. 38 min. West 135 feet to a point; running thence South 23 deg. 40 min. East 112 feet to a point; running thence North 54 deg. 35 min. East 126 feet to a point in the Eastern line of the old Charlie F. Miller tract; running thence North 22 deg. 54 min. West 135 feet to the point and place of Beginning.

BEGINNING at a point in the North line of land deeded to C. F. Nichols (see Deed Book 420 at Page 101, Forsyth County Registry), said point also marking the Southeast corner of property of Hobart Lee Snow (see Deed Book 524 at Page 410, Forsyth County Registry); and running thence North 23 deg. 40 min. West 159.5 feet to a stake; running thence South 51 deg. 30 min. West 16.5 feet to a stake; running thence South 23 deg. 40 min. East 159.5 feet to a stake in the North line of C. F. Nichols; running thence North 58 deg. 38 min. East 16 feet to the point and place of Beginning.

ALSO KNOWN AS Lot 32 of Block 2406 as shown on the Tax Maps of Forsyth County, North Carolina.