

2023024477 00068

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$3226.00

PRESENTED & RECORDED
 07/20/2023 12:45:06 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3764

PG: 880 - 882

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$3226.00**

Parcel Identifier No. 6834-66-4716.000

Mail after recording to: Grantee at address shown below.

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

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

GRANTOR

PATRICIA W. COE (WIDOW)

3150 KINNAMON ROAD, WINSTON-SALEM, NC 27104

GRANTEE

2100 GLENDALE, LLC

8742 S NC 9 HWY, COLUMBUS, NC 28722-9651

SUBJECT PROPERTY: 2100 GLENDALE STREET, WINSTON-SALEM, NC 27127

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1957, Page 870, Forsyth County Registry.

The above-described property ☒ does ☒ does not include the primary residence of the Grantor.

submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the exceptions hereinafter stated.

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

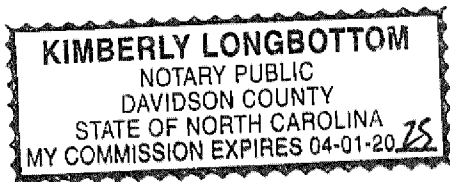
 (SEAL)
PATRICIA W. COE

____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **PATRICIA W. COE**. Witness my hand and official stamp or seal, this 13 day of July 2023.

My Commission Expires: 4-1-2025



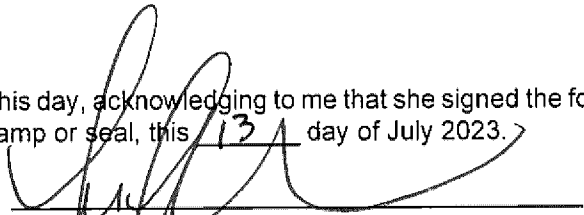

Notary Public
Print Notary Name: Kimberly Longbottom

EXHIBIT A

TRACT 1:

BEING KNOWN as Lots 2, 4, 6 and 8 of Block 46 on plat of the property of the Winston-Salem Land & Investment Co. recorded in Plat Book 4, page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being known as Tax Lots 2, 4, 6 and 8 of Tax Block 725, Forsyth County Tax Maps.

TRACT 2:

BEGINNING at a point, the northwest corner of Lot #2 of Block 46 on the plat of the property of the Winston-Salem Land & Investment Co. recorded in Plat Book 4, page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence in a northerly direction to the center of an unopen alley; thence in an eastwardly direction a distance equal to the width of Lots 2, 4, 6 & 8 of the aforesaid plat; thence in a southerly direction to the northeasternmost corner of Lot #8 of said plat; thence in a westwardly direction along the northern lines of Lots 8, 6, 4 & 2 of said plat, to the point and place of BEGINNING. Being the southern 1/2 of an unopen alley lying between Lots 1, 3, 5 & 7 and Lots 2, 4, 6 & 8 of the aforementioned plat.

This property is also known as Lot 102, Block 725, Forsyth County Tax Maps.

TRACT 3:

BEGINNING at an iron stake at the northwest corner of the intersection of Glendale Street and Monmouth Street; running thence northwardly with the west line of Glendale Street 215 feet, more or less, to an iron stake at the southwest corner of the intersection of Junia Avenue and Glendale Street; running thence westwardly with the south line of Junia Avenue 700 feet, more or less, to an iron stake at the southeast corner of the intersection of Junia Avenue and Vargrave Street; thence running southwardly with the east line of Vargrave Street 107-1/2 feet more or less, to an iron stake; thence running eastwardly on a line parallel with Junia Avenue 100 feet, more or less, to an iron stake; thence running southwardly on a line parallel with Vargrave Street 107-1/2 feet, more or less, to an iron stake, thence running eastwardly with the north line of Monmouth Street 600 feet, more or less, to the beginning.

Being known as Tax Lots 1, 3, 5, 7, 9, 10 through 56 and 101 of Tax Block 725, Forsyth County Tax Maps.