

2023029012 00027
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1120.00
PRESENTED & RECORDED
08/24/2023 10:38:15 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3769
PG: 3162 - 3165

SPECIAL WARRANTY DEED

NORTH CAROLINA)
))
FORSYTH COUNTY)

Submitted electronically by Allman Spry Davis Leggett & Crumpler, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Drafted by: Scott T. Horn, Esq.
Return to: Grantee

Excise Tax: \$1,120.00
Tax PIN: 6829-21-9378
Property Address: 6105 University Parkway, Winston-Salem

THIS SPECIAL WARRANTY DEED made effective as of the 24th day of August 2023,
by and between:

BRENDA K. AKIN (unmarried),
(hereinafter "Grantor"),
having an address of 1414 NW 38th Avenue, Cape Coral, FL 33993
and

FORSYTH INVESTMENT HOLDINGS, LLC,
a North Carolina limited liability company, (hereinafter "Grantee"),
having an address of 807 N. Trade Street, Winston-Salem, NC 27101

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:

See Exhibit A attached hereto and incorporated herein by reference

This instrument prepared by: Scott T. Horn, 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.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3677, Page 3477.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to the exceptions set forth on **Exhibit B** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

Brenda K. Akin (SEAL)
Brenda K. Akin

STATE OF FLORIDA

COUNTY OF Lee

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brenda K. Akin

Date: 08-21-2023 Grant Haake Notary Public
Grant Haake Printed Name

My commission expires: MAR 29, 2027

(notary seal)

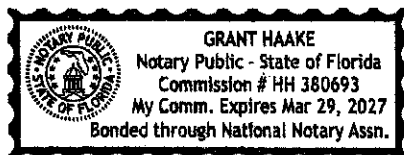


Exhibit A

BEGINNING at an iron stake in the east margin of the Winston-Salem and Rural Hall Road, it being the southwest corner of Lot No. 2U, thence eastwardly with the south line of Lot No. 2U, 340.0 feet to a stake in the line of Lot No. 2U; thence southwardly on a new line 130 feet to a stake in the north margin of a 15-foot roadway; thence westwardly with the north margin of said 15-foot roadway, 300 feet to an iron stake in the east margin of the Winston-Salem and Rural Hall hard-surfaced road (it now being U. S. Highway #52) and the old N. C. Highway #66; thence northwardly with the east margin of the Winston-Salem and Rural Hall hard-surfaced road. State Highway #66 (now U.S. Highway #52), 139 feet to the beginning, and being known and designated as the western portion of Lot No. 1-V, as shown on the plat of the W. W. Clayton property, said plat being recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book #7, page 54. (100 feet of the eastern portion of said lot having been sold and conveyed to Clyde Clayton, by former owners.) See Tax Map Block 2048, Lot No.101 - formerly 1 -V.

Exhibit B

Title Exceptions

1. 2023 ad valorem taxes and subsequent years.
2. Easements, covenants, rights-of-way, and restrictions of record (if any).
3. Zoning codes and ordinances affecting the subject property.