

2023029920 00044

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$9.00

PRESENTED & RECORDED
 08/31/2023 10:47:48 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3770
PG: 3873 - 3875

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$9.00

Parcel Identifier No.: 6827-57-2783.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 72, Lincoln Park

THIS DEED made this 29 day of August, 2023, by and between

GRANTOR

Gladys M. Watson, a widow

Mailing Address: 115 Hagen Court
 Winston-Salem, NC 27106

GRANTEE

Perry Internationally, LLC, a Limited Liability Company

Property Address: 0 Walcott Street, Winston-Salem, NC
 27106

Mailing Address: 1423 Alamance Church Road,
 Greensboro, NC 27406

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 1299, Page 222, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 79, and referenced within this instrument.

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.

Title to the property hereinabove described is subject to the following exceptions:

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 hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Gladys M. Watson
Gladys M. Watson

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Kermit Robinson, Notary Public, do hereby certify that Gladys M. Watson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 29 day of August, 2023.

Kermit Robinson
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

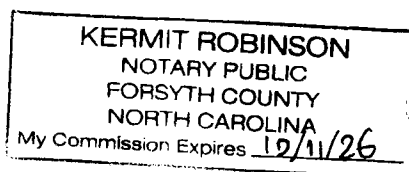


Exhibit "A"

BEGINNING at an iron stake on the East side of Pine St., said stake being 150 feet South of the Southeast intersection of Pine Street with Old Town Road; and running thence Eastwardly 150 feet to a stake; thence Southwardly 47 feet to a stake, the Northeast corner of Lot #71; thence Westwardly with the North line of Lot #71, 150 feet to a stake in the East side of Pine Street; thence Northwardly along East side of Pine Street 50 feet to place of Beginning. This land, hereby conveyed is known and designated as Lot #72 on the Plat of Lincoln Park, recorded in Register of Deeds Office, Forsyth County, N. C. in plat book 4, page 79.

Parcel ID # 6827-57-2783.000

Property Address: 0 Walcott Street, Winston-Salem, NC 27106