

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.

Keystone Rentals, LLC, a North Carolina Limited Liability Company

By: [Signature] member
Jennifer Nickerson, Member

STATE OF North Carolina
COUNTY OF Guilford

I, Rosalind Landry a notary public, certify that Jennifer Nickerson, Member of Keystone Rentals, LLC personally came before me this day and acknowledged that she is Member of Keystone Rentals, LLC, a Limited Liability Company, and that she, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 8th day of November, 2023.

Rosalind Landry
Official Signature of Notary
Printed or typed name of Notary
My Commission Expires: July 21, 2025

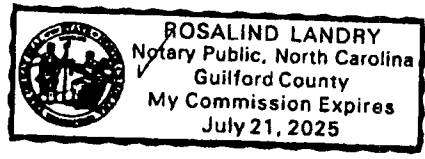


Exhibit "A"

TRACT 1:

BEING known and designated as Lot 91, Section B, as shown on Plat of Bon Air property made by J. E. Ellerbe, C. E., said plat being recorded in Plat Book 3, Page 25 in the Office of the Register of Deeds of Forsyth County, N.C., reference to which is hereby made.

TRACT 2:

BEGINNING at an iron stake in the West line of Bon Air Avenue. said stake being 248 feet North of the Northwest intersection on 28th Street and Bon Air Avenue; thence west parallel to the north line of Lot 90, 150 feet to an iron stake; thence North 2 feet to an iron stake; thence East along the North Line of Lot 90, 150 feet to an iron stake in the West line of Bon Air; thence South 2 feet to an iron stake, place of beginning, being a strip of land 2 feet by 150 feet, off the northern side of Lot 90, Section "B" as shown on map of "Bon Air" a3 made by L.E. Ellerbe, C.E. and recorded in the Office of Register of Deeds, Forsyth County, N.C. in Plat Book 3, Page 25,

Parcel ID # 6836-26-7953.000

Property Address: 2818 Bon Air Avenue, Winston-Salem, NC 27105