

2023039293 00066

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1520.00

PRESENTED & RECORDED
11/17/2023 11:28:35 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3782
PG: 729 - 731

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,520.00

Tax Parcel Identification Number: 6825-98-2723.000 & 6825-98-1743.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. ***NO TITLE SEARCH WAS PERFORMED***

Return to: Grantee

Mail Tax Bill to: PO Box 2511, Winston Salem, NC 27102

Property Address: 800 N. Spring Street & 811 W 7th Street, Winston-Salem, NC 27101

Brief description for the Index:

THIS DEED made this 17th day of November, 2023 by and between

GRANTOR

Experiment in Self-reliance, Inc.,
a North Carolina Non-Profit corporation

P.O. Box 135
Winston-Salem, NC 27102

GRANTEE

City of Winston Salem,
a North Carolina municipal corporation

P.O. Box 2511
Winston-Salem, NC 27102

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 1779 Page 2939, 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 Grantor covenants with 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, other than the following exceptions: this conveyance is made subject to all restrictive covenants, easements and restrictions of record affecting the title to said real estate.

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

Experiment in Self-reliance, Inc.,
a North Carolina Non-Profit corporation

By: *Marsha Smith* (SEAL)
Name: Marsha Smith
Title: Chairman of the Board of Directors

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Lana Cornell, a Notary Public of the County of Forsyth and State of North Carolina, certify that Marsha Smith [Name of officer], either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day and acknowledged that (s)he is Chairman of the Board of Directors [title of officer] of Experiment in Self-reliance, Inc., a North Carolina Non-Profit corporation, and that (s)he, as Chairman of the Board of Directors [title of officer] being authorized to do so, voluntarily executed the foregoing on behalf of the limited liability company for the purposes stated therein.

Witness my hand and Notarial stamp or seal this 16th day of November 2023.

Lana Cornell
Notary Public
Name: Lana Cornell
My Commission Expires: 3/2/2027

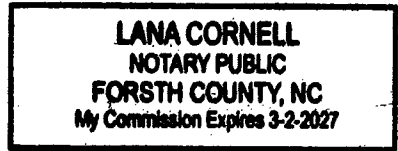


EXHIBIT A

Legal Description

Being a certain tract or parcel of land located in Forsyth County, North Carolina and being more particularly described as follows:

TRACT 1

BEING all of Lot No. 80, as shown on the map of Westend Hotel at Land Company, Section No. 1 a recorded in Plat Book 8, Page 83 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT 2

Beginning at the Northwest corner of Spring Street Extension and Zeb Vance Avenue (now Seventh Street); thence running Northwardly along the West side of Spring Street Extension 150 feet to the south side of an alley; thence Westwardly along the South side of said alley 99 feet to a stake; thence Southwardly 150 feet to a stake in the North side of Zeb Vance Avenue; thence Eastwardly along Zeb Vance Avenue 100 feet to the place of beginning; said property being known and designated as Lots Nos. 1 through 6 as shown on the map of Broad Street Addition belonging to the Brown and Carter Estates, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1, Page 76.
Tax Map #624858