

2023041742 00063

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
 12/11/2023 12:25:42 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3785
PG: 461 - 464

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$500.00

Tax Parcel Number: 6834-46-7895.000

This instrument was prepared by Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Return to: Blanco Tackabery & Matamoros PA, 404 N Marshall Street, Winston-Salem, NC 27101

Mail Tax Bill to: 130 E Harson Street, Winston-Salem, NC 27127-4837

Brief description for the Index: Lots 31, 32, & 33, Block 48, Winston-Salem Land and Investment Company

THIS DEED made this 7th day of December, 2023 by and between

GRANTOR	GRANTEE
SALEM REDEVELOPMENT LLC, a North Carolina limited liability company 106 S Poplar Street Winston-Salem, NC 27101	BURTON'S BARBERSHOP INC., a North Carolina corporation 130 E Harson Street Winston-Salem, NC 27127-4837

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto 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 (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

The above-referenced Property does not include the primary residence of Grantor.

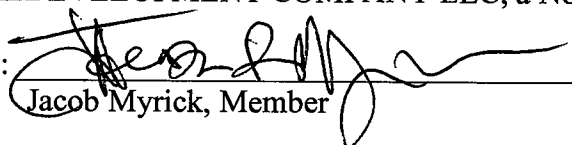
For back title reference, see the deed recorded in Book 3180, Page 3013, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to 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, except for those exceptions set forth on Exhibit "B" attached hereto and incorporated herein by reference.

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

SALEM REDEVELOPMENT COMPANY LLC, a North Carolina limited liability company

By:  (SEAL)
Jacob Myrick, Member

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public of the County of Forsyth and State of North Carolina, certify that Jacob Myrick, either being personally known to me or proven by satisfactory evidence (said evidence being his driver license), who is the Member of Salem Redevelopment Company LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is the Member of Salem Redevelopment Company LLC, and that as Member being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 7th day of December, 2023.


Notary Public

Name: Julian P. Robb
My Commission Expires: 07/21/2025

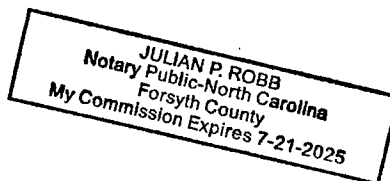


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at the southeastern corner of Sunnyside Avenue and Monmouth Street; thence running southwestwardly with said avenue, 141.42 feet to an alley; thence eastwardly with said alley, 52.6 feet; thence northwardly 100 feet to Monmouth Street; thence westwardly with Monmouth Street, 152.58 feet to the Place of BEGINNING. BEING LOTS 31, 32, and 33 in Block 48 as shown on the Map of Winston Salem Land and Investment Company, recorded in Book 40, Page 395 and as more particularly described and recorded in Plat Book 4, Page 147 in the Forsyth County Registry. Being the same property conveyed to N. S. Mullican by Alan S. O'Neal, trustee, by Trustee's Deed dated September 5, 1939, and filed for record in the Office of the Forsyth County Register of Deeds, Forsyth County, North Carolina.

EXHIBIT "B"
EXCEPTIONS TO TITLE

1. Taxes for the year 2024, and subsequent years, not yet due and payable.
2. Title to that portion of the Property within the right of way of Sunnyside Avenue and Monmouth Street.