

2023043239 00109

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1600.00

PRESENTED & RECORDED
 12/21/2023 01:33:03 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3786
PG: 3606 - 3609

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,600

Primary Residence of Grantor: No

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: 6836-51-3102-000

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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. (No Title Search Requested or Performed)

Brief description for the Index: _____

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

GRANTOR	GRANTEE
ROMINGER FURNITURE COMPANY, INC. A NORTH CAROLINA CORPORATION	DREAM CENTER OF FORSYTH COUNTY A NORTH CAROLINA NON-PROFIT CORPORATION 3650-G PATTERSON AVENUE WINSTON SALEM, NC 27105

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**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The Grantor is a dissolved Corporation transferring this property pursuant to the provisions of NCGS §55-14-05.

This property was acquired by Grantor via instrument recorded in Book 959, Page 204.

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, other than the following exceptions:

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

ROMINGER FURNITURE COMPANY, INC.

G. Kristina Hawkins (SEAL)

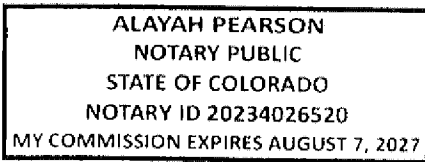
Elizabeth Kristina Hawkins,
Personal Representative for the Estate of Sarah Elizabeth Cunningham Nevius-Gehman
AKA Sally Bet Nevius-Gehman, President of Rominger Furniture Company, Inc.

State of COLORADO - County of EAGLE

I, ALAYAH PEARSON, the undersigned Notary Public, certify that ELIZABETH KRISTA HAWKINS, personally appeared before me this day in her capacity as Personal Representative for the Estate of Sarah Elizabeth Cunningham Nevius-Gehman AKA Sally Bet Nevius-Gehman, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 19 day of December, 2023.

(Affix Notary Stamp Below)



Alayah Pearson

Notary Public Signature

ALAYAH PEARSON

Notary Public Printed Name

My Commission Expires: AUG 7 2027

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, other than the following exceptions:

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

ROMINGER FURNITURE COMPANY, INC.

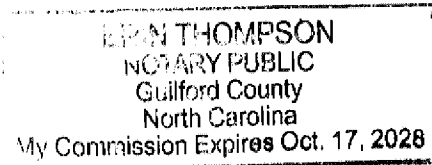
Larry Dunn (SEAL)
Larry Dunn, Vice President

State of North Carolina - County of Guilford

I, Erin Thompson, the undersigned Notary Public, certify that LARRY DUNN, personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 21 day of December, 2023.

(Affix Notary Stamp Below)



Erin Thompson
Notary Public Signature

Erin Thompson
Notary Public Printed Name

My Commission Expires:
10/17/28

EXHIBIT A

BEGINNING at a point in the northern margin of 12th Street, this point being N860966.429, E1635351.415, coordinates and bearings derived by field survey from North Carolina State Plane Coordinates Monuments, also being the southwest corner of Parcel 23, East Winston Urban Renewal Project No. 2, N.C. R-18, and being what was formerly the northeastern corner of the intersection of 12th Street and Ridge Alley, before the latter was closed, and running from the said beginning point N 88° 02' 12" W, along the northern margin of 12th Street, 214.81 feet to a point; whence along a clockwise arc, radius 25 feet, 39.17 feet to a point in the eastern margin of Liberty Street, this point being N860999.536, E1635112.602, coordinates and bearings derived by field survey from North Carolina State Plane Coordinate Monuments; whence, along the eastern margin of Liberty Street, the following courses and distances, scil., N 02° 10' 02" E 19.63 feet, N 20° 31' 22" E 94.91 feet, N 20° 52' 26" E 20.94 feet to a point, this point being N861127.010, E1635155.626, coordinates and bearings derived by field survey from North Carolina State Plane Coordinate Monuments, also being the intersection of the eastern margin of Liberty Street and a northern boundary line of the said Project N.C. R-18; whence, S 88° 27' 10" E, along the northern boundary line, as aforesaid, of the said Project N.C. R-18, 198.81 feet to a point, this point being N861121.642, E1635354.363, coordinates and bearings derived by field survey from North Carolina Plane Coordinate Monuments, also being the northwestern corner of Parcel 23, as aforesaid, and what was formerly the northeastern corner of the intersection of 12½ Street and Ridge Alley, before the latter was closed; whence S 01° 05' 17" W, along the western boundary line of the said Parcel 23, this line also being what was formerly eastern margin of Ridge Alley, before it was closed, 155.24 feet to the BEGINNING, containing 34,580 square feet and being Parcel 27, East Winston Urban Renewal Project No. 2, N.C. R-18.

This conveyance is made subject to all covenants, restrictions, and conditions recorded in the office of the Register of Deeds of Forsyth County, in Deed Book 880, Page 101 (containing restrictions and conditions relating to East Winston Urban Renewal Project N. C. R-18). Such conditions and restrictions are covenants attaching to and running with the land.