

2023043829 00078

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$1160.00
 PRESENTED & RECORDED
 12/29/2023 12:54:57 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
 BK: RE 3787
 PG: 2532 - 2534

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,160.00

Tax Parcel Identification Number: 6825-78-2406.000(Tract1) & 6825-78-1499.00 (Tract2)

This instrument was prepared by: Philip E. Searcy, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 1056 Burke Street Winston Salem, NC 27101

Property Address: 849, 851 & 853 Reynolda Road Winston Salem, NC 27104

Brief description for the Index: 849,851 & 853 Reynolda Road (No title search requested nor performed)

THIS DEED made this 28th day of December 2023 by and between

GRANTOR

WEOH1, LLC
 a North Carolina Limited Liability Company
 P.O. Box 495
 Clemmons, NC 27012

GRANTEE

853 Reynolda, LLC
 a North Carolina Limited Liability Company
 1056 Burke Street
 Winston Salem, NC 27101

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 3427 Page 2770-2772 Forsyth County Registry.

Submitted electronically by Allman Spry Davis Leggett & Crumpler, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Everett Justice (SEAL)
Everett Justice, Manager Member
WEOH1,LLC

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Anna M. Levens, a Notary Public for the County of Davidson and State of North Carolina, do hereby certify that Everett Justice, Manager Member either being personally known to me or proven by satisfactory evidence (said evidence being NC Driver's License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 28 day of December 2023.

Anna M. Levens
Notary Public
Name: Anna M. Levens
My Commission Expires: 10-19-28

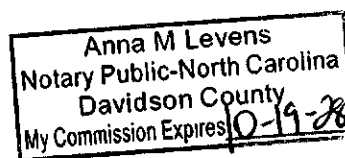


Exhibit A

Tract 1:

BEGINNING at a stake on the East side of Reynolda Road, the southwest corner of Lot 12 on the hereinafter mentioned map; thence northeastward 109.45 feet to an iron stake, the southeast corner of Lot No. 12; thence South 40 degrees, 30 minutes 50 feet to a point, the corner of Pappas and Varelsa; thence southwestwardly along the line of said Pappas and Varelsa 111.0 feet more or less to a point on the East side of Reynolda Road, thence northwestwardly along the east side of Reynolda Road 50.5 feet to the point of beginning, being Lots Nos. 13, 14, and the western portion of Lot 15 as shown on the plat of Home Real Estate Loan & Insurance Company and J. F. Smithdeal property, as recorded in Plat Book 6, Page 180, Office of the register of deeds of Forsyth County, North Carolina, also known on the tax records of Forsyth County as lots Nos. 13, 14, and 15A, Block 1126.

Tax Parcel Number: 6825-78-2406.00 (Block 1126, Lots 013, 014, 015A)

Property Address: 849 & 851 Reynolda Road, Winston-Salem, NC 27104

Tract 2:

BEGINNING on the northeasterly side of Reynolda Road at a point South 39° 20' East 65 feet from the intersection of Reynolda Road and Northwest Boulevard; thence from said point running North 49° 30' East 108.50 feet to a point; thence South 40° 30' East 22.5 feet to a point; thence South 49° 25' West 109.45 feet to the easterly side of Reynolda Road; thence along the easterly side of Reynolda Road North 39° 20' West 22.5 feet to the point of Beginning. Being known and designated as 853 Reynolda Road and designated as a part of the Eastern one-half of Lot 30 Summit Street Extension, and being a part of the same conveyed to Home Real Estate Loan and Insurance Company and J.F. Smithdeal by Deed dated April 16, 1926, recorded in Book 261, Page 29 by Erma L. Hening, et al.

For map of Summit Street Extension see Plat Book 1, Page 52, Office of the Register of Deeds of Forsyth County, NC.

Tax Parcel Number: 6825-78-1499.00 (Block 1126, Lot 012)

Property Address: 853 Reynolda Road, Winston-Salem, NC 27104