

2023043918 00167

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$880.00

PRESENTED & RECORDED
12/29/2023 04:21:19 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3787
PG: 3058 - 3060

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$880.00

Tax Parcel Identification Number: 6835-15-1360.000

This instrument was prepared by: Henry D. Niblock, Jr., 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 Grantee: 112 S. Spruce Street, Winston Salem, NC 27101

Property Address: 112 S. Spruce Street, Winston Salem, NC 27101

Brief description for the Index: Pt of Lot 269, PB 8, PG 66 (4)

THIS DEED made this 29th day of December, 2023 by and between

GRANTOR

John Edward Fitzgerald, single

6311 Nesting Way
Oak Ridge, NC 27310

GRANTEE

JTramm Properties, LLC
a North Carolina limited liability company

112 S. Spruce 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:

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference see Deed Book 2264 at Page 1317, Forsyth County Registry.

THIS IS ____ OR IS NOT 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.

John Edward Fitzgerald (SEAL)
John Edward Fitzgerald

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Karen H. Perdue, a Notary Public of the County of Guilford and State of North Carolina, certify that John Edward Fitzgerald, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 29 day of December, 2023.

Karen H. Perdue
Notary Public
Printed Name: Karen H. Perdue
My Commission Expires: 12-5-2029

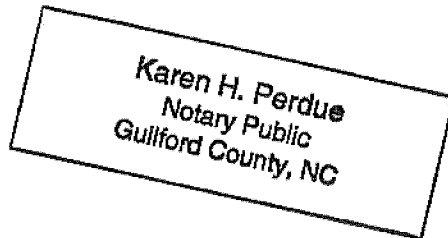


EXHIBIT A

BEGINNING at an iron located in the western right-of-way of Spruce Street, also being located at the southeast corner of Lot 69 of the Plat of Salem recorded in Plat Book 8, Page 66(4); thence with the southern lot line of Lot 269 South 88° 7' 59" West 179.91 feet to an iron located at the southwest corner of Lot 269; thence with the west line of Lot 269 North 1° 23' 00" West 58 feet to a 3/4 inch iron pipe; thence cutting through Lot 269 North 88° 11' 34" East 95.79 feet to an iron; thence South 1° 23' 00" East 1.85 feet to an iron; thence North 88° 35' 17" East 84 feet to an iron located in the western right-of-way of Spruce Street and east line of Lot 269; thence with the right-of-way line of Spruce Street South 1° 30' 12" East 55.38 feet to the point and place of BEGINNING and being a southern portion of Lot 269 of the Plat of Salem, recorded in Plat Book 8, Page 66(4), Forsyth County, North Carolina Register of Deeds Office.

Subject to the following 20 foot wide driveway easement falling 10 feet on either side of the following center line described as follows:

Beginning at a point which is located North 01° 30' 12" West 10 feet from the southeast corner of Lot 269 and then North 88° 07' 59" West 151.97 feet to a point; thence North 59° 06' 27" West 21.12 feet to a point; thence North 1° 23' 00" West 36.56 feet to a point; the southern line of Short, Deed Book 2058, Page 544. Subject to the right of the owner of the property adjoining the west property line of Lot 269 of the Salem Plat to park cars on the portion of the easement which adjoins the West line of Lot 269 of the Salem Plat.

Grantor agrees with Grantees and Grantees, as part of the consideration of this Deed, agree with Grantor to equally share the cost of maintaining the shared steps and shared landing now used jointly by and shared by the two buildings located on the northern part and the southern part of Lot 269 of the Salem Plat. Grantees, as part of the consideration for this Deed, agree to share the use of the stairs and ramp and landing now located between the two buildings located on Lot 269 of the Salem Plat with the Owners of the building located on the northern portion of Lot 269 (Tax Lots 269A).

Grantor and Grantees agree that the above-shared maintenance and use provisions of this Deed is consideration passing between the parties for this conveyance and Grantees are contracting by executing this Deed to abide by the above maintenance agreement.