

2024005621 00112

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$400.00
PRESENTED & RECORDED
02/23/2024 02:55:54 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3794
PG: 1007 - 1009

Submitted electronically by Smith Law Group, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Excise Tax **\$400.00**

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No.

Verified by

County on the

day of

by

Mail after recording to Grantee: AGC Properties of Forsyth County, LLC, 120 Stark Street, Winston Salem, NC 27103

Mail Tax Bill to : Grantee: AGC Properties of Forsyth County, LLC, 120 Stark Street, Winston Salem NC 27103

This instrument was prepared by -STEVEN D. SMITH - Attorney 500 Olive Street, WINSTON-SALEM, NC 27103

Brief Description for the index

311 Harvey Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of February, 2024, by and between

GRANTOR

**FRANK J. PERRY, JR.
and spouse,
CAROL D. PERRY**

**110 Frontier Drive
Kernersville, NC 27284**

GRANTEE

**AGC PROPERTIES OF
FORSYTH COUNTY, LLC**

**120 Stark Street
Winston Salem NC 27103**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 interest in all that certain lot or parcel of land situated in township of _____, County of Forsyth North Carolina and more particularly described as follows:

See attached Exhibit "A".

The property herein above described was acquired by Grantor by instrument recorded in Book 1984, Page 3639 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 59, Forsyth County Registry.

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 except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record, if any, and 2024 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Frank J. Perry, Jr. (seal)
Frank J. Perry, Jr.

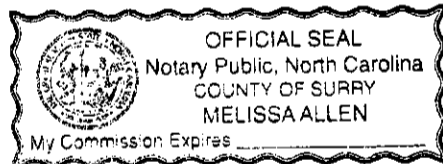
Carol D. Perry (seal)
Carol D. Perry

STATE OF NORTH CAROLINA,
County of - FORSYTH

I, Melissa Allen, a Notary Public of the County and state aforesaid, certify Frank J. Perry, Jr., Grantor, did personally appear before me this day, and did voluntarily acknowledged the execution of the foregoing instrument for the purposes stated herein. Witness my hand and official stamp or seal, this 22 day of February, 2024.

Melissa Allen
Notary Public

My Commission Expires: 9-4-2026



STATE OF NORTH CAROLINA,
County of - FORSYTH

I, Melissa Allen, a Notary Public of the County and state aforesaid, certify Carol D. Perry Grantor, did personally appear before me this day, and did voluntarily acknowledged the execution of the foregoing instrument for the purposes stated herein. Witness my hand and official stamp or seal, this 22 day of February, 2024.

Melissa Allen
Notary Public

My Commission Expires: 9-4-2026

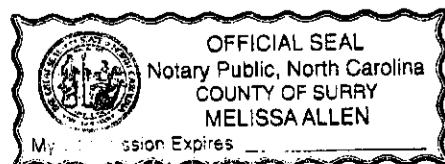
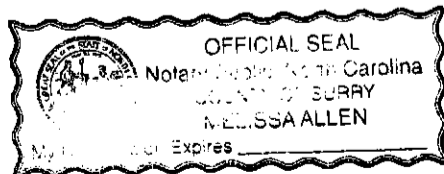


EXHIBIT 'A' - DESCRIPTION

TRACT 1

BEING KNOWN AND DESIGNATED AS Lot no. 106 as shown on the map entitled "Property of P.H. HANES KNITTING COMPANY, Section 2", dated April 28, 1954, as recorded in Plat Book 17, Page 59, in the Office of the Register of Deeds, Forsyth County.

Tract II

BEGINNING at an iron, said iron being located South $34^{\circ}48'30''$ East 76.08 feet from the northwest corner of Lot 106, as shown on the map entitled "Property of P.H. HANES KNITTING COMPANY, Section 2", dated April 28, 1954, as recorded in Plat Book 17, Page 59, in the Office of the Register of Deeds, Forsyth County; thence running from said beginning point South $34^{\circ}48'30''$ East 45 feet to a point in an alley and also being a point in the northern margin of Lot 117 of the within described plat; thence running from said point, North $53^{\circ}30'$ East 24 feet to an iron in the southwestern corner of Lot 106, within described plat; thence running North $38^{\circ}30'$ West 45 feet to an iron; thence running South $53^{\circ}30'$ West 24 feet to the Point and Place of Beginning and further being described as the eastern portion of Lot 105 as shown on the map entitled "Property of P.H. HANES KNITTING COMPANY, Section 2", dated April 28, 1954, as recorded in Plat Book 17, Page 59, in the Office of the Register of Deeds, Forsyth County.

The intent of this Deed is to deed from the Grantor to the Grantee, Lot 106 and any portion of Lot 105 as described in that map entitled "Property of P.H. HANES KNITTING COMPANY, Section 2", dated April 28, 1954, as recorded in Plat Book 17, Page 59, in the Office of the Register of Deeds, Forsyth County.