

2024011258 00075

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
 04/11/2024 12:05:57 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3801
PG: 999 - 1001

NORTH CAROLINA GENERAL WARRANTY DEED

| | |
|----------------------------------|--|
| Excise Tax: | \$240.00 |
| Parcel ID: | 6838-54-3046.000 |
| Mail/Box to: | Grantee |
| Property Address: | 0 Old Rural Hall Road, Winston-Salem, N.C. 27105 |
| Prepared by: | This instrument, prepared by Darren S. Cranfill, 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. |
| Brief description for the Index: | 0 Old Rural Hall Rd. 20.1 acres +/- |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 10 day of April, 2024, by and between:

| GRANTOR | GRANTEE |
|---|---|
| Royal Empress Farms, LLC, A North Carolina Limited Liability Company 247 Karen Circle Winston-Salem, N.C. 27105 | Polaris Design Build, LLC, A North Carolina Limited Liability Company 325 W. Mountain Street #1145 Kernersville, N.C. 27285 |

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

This deed and conveyance is made pursuant to the winding down process of the Grantor pursuant to NCGS 57D-6-07

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3591, Page 1793.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Book _____, Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2024 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Royal Empress Farms, LLC
A North Carolina Limited Liability Company

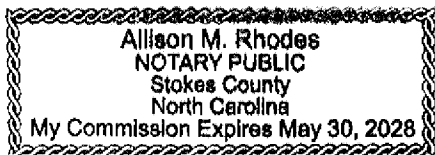
Bryan Kaime
Bryan Kaime, Member/Manager

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I Allison M. Rhodes, a Notary of the State of North Carolina and County of Stokes, certify that the following person(s) personally appeared before me on the 10 day of April 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Bryan Kaime**.

Witness my hand and official seal, this 10 day of April, 2024

Affix Notary Seal/Stamp



Allison M. Rhodes
(Official Signature of Notary Public)

Allison M. Rhodes
(Notary's printed or typed name)

My Commission Expires: May 30, 2028
Page 2 of 3

EXHIBIT "A"

LEGAL DESCRIPTION

Legal Description: Beginning at an iron stake in the east line of Old Rural Hall Road, 30 feet from the center, the northwest corner of property of Eddie Grant; thence with the east line of Old Rural Hall Rd northwardly with the east line of said road approx. 525 ft to an iron stake, the southwest corner of property of Mary Walker; thence with the south line of property of Mary Walker N 61° 48' E 196.13 feet to an iron stake; thence with the east line of Mary Walker N 31° 55' W 230.0 ft to an iron stake in the south line of property of Ertha Daniels; thence with the south line of property of Ertha Daniels N 62° 00' E 20.0 ft to an iron stake; thence N 28.00' W, with property of Ertha Daniels and Eddie Grant, 200.0 ft to an iron stake; thence with the north line of property of Eddie Grant S 62° 00' W 200.0 ft to an iron stake in the east line of Old Rural Hall Rd; thence with the east line of Old Rural Hall Rd. N 28° 00' W 105 ft more or less, to a point; thence with property of A. C. Cobb approximately N 01° 53' E 497 feet, more or less, to an iron stake, a southwest corner of property of Ralph D. Livengood; thence with a south line of said Livengood S 86° 53' E 991.89 to an iron stake; thence southwardly 1043 ft, more or less, to an iron stake, the northeast corner of the 3.15 acre lot of Eddie Grant; thence with property of Eddie Grant the four following coursews & distances: N 86° 56' W 87.82 ft to an iron stake, N 70° 02' N 348.02 ft to an iron stake, S 07° 25' E 396.41 to an iron stake and west 104.77 ft to the place of beginning, containing 20.1 acres, more or less, and being portions of property deeded to Willie Papties by deeds recorded in office of the Register of Deeds of Forsyth County,

PROPERTY ADDRESS: 0 OLD RURAL HALL RD., WINSTON SALEM, NC 27105

PARCEL ID #: 6838-54-3046.000