

2024013235 00140FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED

04/26/2024 03:00:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3803**PG: 3066 - 3067****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$100.00

Parcel Identifier No.: 6825-98-0773 (Block 0148, Lot 081)

Mail tax bills to Grantee: 1733 Buena Vista Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lot No. 81, Section No. 1, West End Hotel and Land Company

THIS DEED made this 26th day of April, 2024 by and between,

GRANTOR	GRANTEE
<p style="text-align: center;">HUSTON E. SHAW (unmarried)</p> <p style="text-align: center;">Mailing Address: 2480 Tantelon Place, Winston-Salem, NC 27127</p>	<p style="text-align: center;">LONDON TOWN, LLC a North Carolina limited liability company</p> <p style="text-align: center;">Mailing Address: 1733 Buena Vista Road, Winston-Salem, NC 27104</p>

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 Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stake on the North side of Zeb Vance Avenue, corner of Lot No. 82, Section 1 and running northwardly with line of said Lot No. 82, 150 feet to a stake on an alley; thence with said alley easterly 70 feet to a stake, corner of Lot No. 80, Section 1, thence southwardly with line of said Lot No. 80, 150 feet to a stake on Zeb Vance Avenue; thence westwardly with line of said Avenue 70 feet to the beginning, being known and designated as Lot No. 81, Section No. 1 on the plat of the lands of the West End Hotel and Land Company, recorded in Map Book 8, Page 83 (2), Register of Deeds' office, Forsyth County, N.C., and to which reference is hereby made and being the 3rd tract described in Deed from C.A. Dobbins and wife Ruth S. Dobbins to John J. Ingle dated September, 1935, and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Deed Book 380, Page 100, and being one of the parcels of property devised to Margaret B. Ingle by John Jackson Ingle under his Will which is of record in the Office of the Clerk of Superior Court of Forsyth County, N.C. and may be identified as Exhibit 4584.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property Address: 819 W. Seventh Street, Winston-Salem, NC 27101

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2145, Page 3136, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 8, Page 83(2).

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

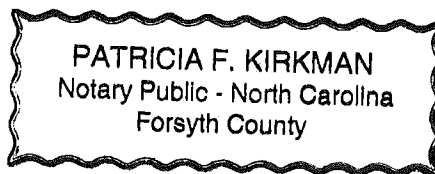
Huston E. Shaw (SEAL)
Huston E. Shaw

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Huston E. Shaw**

Date: 4-24-24

Patricia F. Kirkman
Notary Public



Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/24