

2024018420 00037
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$670.00
PRESENTED & RECORDED
06/07/2024 10:35:40 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3810
PG: 1069 - 1072

SPECIAL WARRANTY DEED

Excise Tax: \$670.00

PREPARED BY: Heather Kiger Law, PLLC

MAIL TO Grantee: 4625 Country Club Road, Winston-Salem, NC 27104

No Title Search Requested or Performed

Property Address: 253 Executive Park Boulevard Winston-Salem NC 27103

Tax Parcel: 6815-51-6519

NOT GRANTOR'S PRIMARY RESIDENCE

THIS DEED, made this 6th day of June 2024, by **T. Sugar Investments, LLC, a North Carolina Limited Liability Company** party of the first part, with an address of C/O Erik Harvey, Bennett Guthrie, PLLC 1560 Westbrook Plaza, Winston Salem, NC 27103 and **253 Executive Park Blvd., LLC a North Carolina Limited Liability Company**, party of the second part, with an address of 4625 Country Club Road Winston Salem, NC 27104-3519;

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, and the heirs and assigns of said party of the second part, all its interest in that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina, more particularly described as follows, to wit:

**SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERNCE MADE A PART
HEREOF**

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to Grantee in fee simple

AND THE SAID PARTY of the first part doth covenant that it is lawfully seized of said premises in fee and has the right to convey same in fee simple; that title is marketable and free and clear of all encumbrances and that it will WARRANT AND DEFEND the title against lawful claims of all persons claiming by, under or through Grantor and no other, subject only to exceptions shown on Exhibit B attached hereto and made a part hereof.

Submitted electronically by Allman Spry Leggett Crumpler & Horn, 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.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal, the day and year first above written.

T. SUGAR INVESTMENTS, LLC

[Signature] (SEAL)
By: Jennifer Redd
Its: Manager

State of NC
County of Forsyth

I, Heather J. Kiger, the undersigned Notary Public of County and State aforesaid, certify that Jennifer Redd who is known to me and being by me duly sworn says that she is Manager of T. SUGAR INVESTMENTS, LLC, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by her for and on behalf of said Limited Liability Company. WITNESS my hand and official stamp or seal, this 6 day of June, 2024.

My commission expires: 9/20/2025

[Signature] SEAL
Notary Public Heather J. Kiger

SEAL

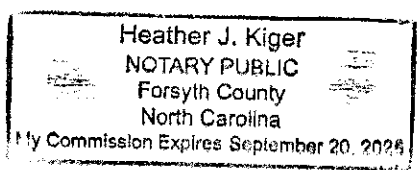


Exhibit A

Being all of that certain property located at 253 Executive Park Boulevard, City of Winston-Salem, County of Forsyth, State of North Carolina and being more particularly described as follows:

BEGINNING at an iron stake in the Northeast right-of-way line of Executive Park Boulevard (formerly Olson Street), the Southernmost corner of the property of Porter-Ward Advertising, Inc. (now or formerly); thence from said BEGINNING point, running with the Southeast line of said Porter-Ward Advertising, Inc., North 42 deg. 48 min. 30 sec. East 193.71 ft. to an iron stake; thence South 48 deg. 26 min. 37 sec. East 59.77 ft. to an iron stake; thence South 42 deg. 55 min. 55 sec. West 90.98 ft. to a point; thence South 46 deg. 55 min. 30 sec. East 3.5 ft. to a point; thence South 42 deg. 34 min. 00 sec. West 65 ft. to a point; thence North 46 deg. 55 min. 30 sec. West 3.5 ft. to an iron stake; thence South 42 deg. 34 min. 00 sec. West 39.32 ft. to a point in the Northeast right-of-way line of the aforesaid Executive Park Boulevard (formerly Olson Street) ; thence, running with the right-of-way line, North 46 deg. 55 min. 30 sec. West 60 ft. to the point and place of BEGINNING.

TOGETHER with all right, title and interest in and to an Easement for the purposes of ingress, egress and regress. Said Easement being described in Book 2732, pages 4284-4287, Forsyth County Registry.

EXHIBIT B

1. Ad valorem real property taxes for current year and subsequent years
2. Easements, restrictions, encroachments, and rights of way of record, if any
3. Matters as shown on Plat Book 24 Page 4, Forsyth County Registry