

2024030334 00020

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED

09/09/2024 08:32:28 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3825

PG: 1196 - 1198

Submitted electronically by "Faw Folger & Johnson, P.C."
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: \$50.00

Parcel Identifier Nos. 6836-02-8985.000

This instrument was prepared by: Richard D. Johnson, II, Attorney (Faw Folger and Johnson P.C.)
619 North Main Street, Mount Airy, North Carolina 27030

Brief description for the Index: Lot No. 12, Block "F" in PB 3, PG 32

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 6th day of September, 2024 by and between:

GRANTOR	GRANTEE
<p>EBENEZER PROPERTIES, L.L.C. a North Carolina Limited Liability Company</p> <p>1144 WEST FOURTH STREET WINSTON-SALEM, NORTH CAROLINA 27101</p>	<p>JERRY WAYNE ANDERSON</p> <p>1445 UNDERWOOD AVENUE WINSTON-SALEM, NORTH CAROLINA 27101</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 (the "Property") situated in Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an iron stake at the southeast corner of Underwood Avenue and Kennerly Street, said iron stake being 8 feet east from the curb line of Underwood Avenue 7 feet south from the curb line of Kennerly Street; thence with the south line of Kennerly Street South 88 deg. 15' East 120.0 feet to an iron stake in the west line of a 10-foot alley; thence with said 10-foot alley South 1 deg. 44' West 50 feet to an iron stake, the northeast corner of Lot No. 11; thence with the north line

of Lot No. 11 North 88 deg. 15' West 120.0 feet to an iron stake in the east line of Underwood Avenue, the northwest corner of Lot No. 11; thence with east line of Underwood Avenue North 1 deg. 44' East 50 feet to an iron stake, the point of beginning. Being known and designated as Lot No. 12, Block "F", on the Plat of W. F. Snipes Property which is recorded in Plat Book 3, Page 32, Office of the Register of Deeds of Forsyth County, North Carolina. Also known on the Forsyth County Tax map as Lot No. 12, Block 943, Underwood Avenue; also shown on map on file in the Office of the Commissioner of Public Works, Winston-Salem, North Carolina.

The Property was acquired by Grantor by and through that certain instrument recorded in Book 3577, Page 1768, 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 Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the following exceptions: (A) ad valorem taxes for the year 2024, prorated as of the date of closing, and subsequent years, not yet due and payable; (B) the right of way of McDaniel Street; (C) the right of way of Underwood Avenue; (D) matters as set forth on that certain Plat of Survey recorded in Plat Book 3 at Page 32, Forsyth County Registry; (E) easements, covenants, restrictions, and rights of way of record, if any; (F) all matters which would be disclosed by a current, accurate physical survey or a personal inspection of the Property; and (G) Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the herein conveyed property, the structures located thereon, their construction and uses, in force on the date hereof (if any such exist and, if so, to the extent enforceable).

The herein Grantor hereby acknowledges that the property herein conveyed does not include the Grantor's primary residence. This acknowledgment is provided to facilitate the accurate appraisal of real property for taxation pursuant to N.C.G.S. Section 105-317.2.

The herein Grantor further acknowledges that it is duly organized under the laws of the State of North Carolina and is in good standing as of the date hereof. The undersigned, KEVIN LEVERN MILLER, executes this North Carolina Special Warranty Deed as the Member/Manager of EBENEZER PROPERTIES, L.L.C. and, in such capacity, has the authority to bind the Grantor hereto by and through his execution hereunto.

The herein Grantor and herein Grantee entered into that certain Rent to Own Agreement dated on or about December 28, 2020 as evidenced by that certain Memorandum of Rent-To-Own-Agreement recorded in Book 3577 at Page 2559, Forsyth County Registry. The parties have completed their respective obligations under the said Rent to Own Agreement and, as a result, the herein conveyance is made by Grantor to Grantee.

SIGNATURE PAGE TO FOLLOW ON PAGE 3

THE REMAINDER OF THIS PAGE 2
HAS BEEN INTENTIONALLY LEFT BLANK

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized representative the day and year first above written.

EBENEZER PROPERTIES, L.L.C.
a North Carolina Limited Liability Company



(SEAL)

BY: KEVIN LEVERN MILLER

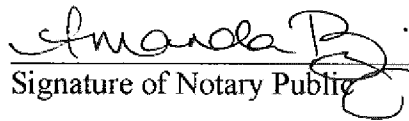
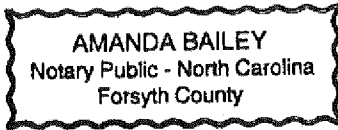
TITLE: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, the undersigned notary, hereby certify that KEVIN LEVERN MILLER personally came before me this day and acknowledged that he is the Member/Manager of EBENEZER PROPERTIES, L.L.C. and that he, in such capacity and being authorized to do so, executed the foregoing North Carolina Special Warranty Deed on behalf of the said limited liability company.

Witness my hand and notarial seal, this the 6th day of September, 2024.


Signature of Notary Public

Amanda Bailey
Printed Name of Notary Public

My Commission Expires:

June 3, 2029