

2024032218 00139FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1850.00PRESENTED & RECORDED
09/23/2024 03:15:44 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3827
PG: 2105 - 2108**NORTH CAROLINA SPECIAL WARRANTY DEED****Excise Tax:** \$1,850.00**Tax PIN Number:** 6815-52-1129.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Deed preparation only – no title opinion rendered. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee**Mail Tax Bill to:** 3010 W. De Leon Street, Tampa, FL 33609**Brief description for the Index:** .536 acres ± on Charlois Boulevard**Property Address:** 185 Charlois Boulevard, Winston-Salem, NC 27103THIS DEED made this the 23 day of September, 2024 by and between

GRANTOR	GRANTEE
<p data-bbox="183 1312 727 1381">MARKET MENDERS, LLC a North Carolina limited liability company</p> <p data-bbox="284 1423 626 1493">1932 Stonewood Drive Winston-Salem, NC 27103</p>	<p data-bbox="878 1312 1419 1381">185 CHARLOIS NC LLC a North Carolina limited liability company</p> <p data-bbox="992 1423 1304 1493">3010 W. De Leon Street Tampa, FL 33609</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 lots or parcels of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Schell Bray PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 2720, Page 1427, Forsyth County Registry.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 has done nothing to impair such title as Grantor received, and that 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 hereby conveyed subject to those matters identified on Exhibit B attached hereto.

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

GRANTOR:

Market Menders, LLC

By: Joyce G. English (SEAL)

Name: Joyce G. English

Title: Sole Member/Manager

STATE OF nc

COUNTY OF Forsyth

I, Karen H. Perdue ^{Guilford}, a Notary Public of the County and State aforesaid, certify that Joyce G. English, the Sole Member/Manager of Market Menders, LLC, being personally known to me or proven by satisfactory evidence, personally appeared before me this day and executed the foregoing on behalf of said company.

WITNESS my hand and official stamp or seal, this 19 day of September, 2024.

Karen H. Perdue
Notary Public

My Commission Expires:

12-5-2027

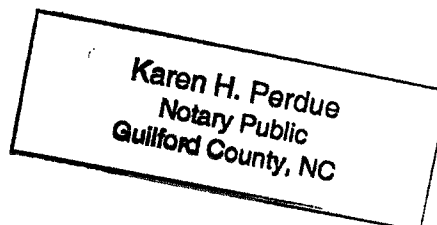


EXHIBIT "A"
PROPERTY DESCRIPTION

Lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake in the southeastern right of way line of Charlois Boulevard, said iron stake being the northeastern most corner of the property of Western Piedmont Association (see Deed Book 2032, Page 3745, Forsyth County Registry); thence running with the southeastern right of way line of Charlois Boulevard, North 42° 54' 12" East 85.17 feet to an iron stake; thence continuing on a curve to the right, having a chord call and distance of North 44° 44' 38" East 24.91 feet to an iron stake; thence running along the line of the property of Salem Leasing Corporation (see Deed Book 2027, Page 1528, Forsyth County Registry) South 46° 46' 25" East 211.22 feet to an iron stake; thence running with the line of the property of McClain Ventures, LLC (see Deed Book 1934, Page 1679, Forsyth County Registry) South 42° 49' 49" West 27.36 feet to an iron stake; thence continuing S 42° 41' 04" West 82.57 feet to an iron stake; thence running along the line of the property of Western Piedmont Association N 46° 48' 38" West 212.37 feet to the point of beginning, containing 0.536 acres, more or less, based on survey prepared by Eric F. Cooke, Registered Land Surveyor. For further reference see Deed Book 1980, Page 751 of the Forsyth County Registry.

EXHIBIT "B"
EXCEPTIONS

1. Ad valorem property taxes for 2024 and subsequent years.
2. Easement recorded in Book 1222, Page 1629, Forsyth County Registry.
3. Dedication of Streets and Roads recorded in Book 1037, Page 1551.