

2024032809 00060

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$670.00

PRESENTED & RECORDED

09/27/2024 11:20:51 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3828

PG: 1155 - 1158

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$670.00
Parcel ID:	6834-37-6327.000
Mail/Box to:	Grantee
Prepared by:	Adam T. Duke (without title search)
Brief description for the Index:	2022 S Main, Winston-Salem

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 27th day of September 2024, by and between:

GRANTOR	GRANTEE
Grant R. Wright and wife, Cynthia A. Wright 2736 Westridge Road Winston-Salem, North Carolina 27103	Fisher, Smith & Fonke Properties LLC, a North Carolina limited liability company 3307 Waldron Drive Greensboro, North Carolina 27408

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 Winston-Salem Township, Forsyth County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1636, page 2498, Forsyth County Registry .

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 Plat Book 4, page 147, Forsyth County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year and each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

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



Grant R. Wright

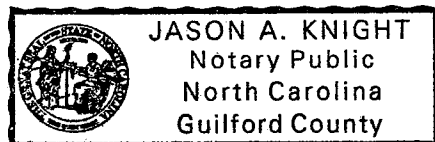


Cynthia A. Wright

STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

I Jason A. Knight, a Notary of the above state and county of Guilford, certify that the following person(s) personally appeared before me on the 27th day of September 2024, each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Grant R. Wright and wife, Cynthia A. Wright.

Affix Notary Seal/Stamp





Notary Public (Official Signature)

My commission expires: October 19, 2024

EXHIBIT "A"
Property Description

Closing Date: September 27, 2024

Buyer(s): Fisher, Smith & Fonke Properties LLC

Property Address: 2022 South Main Street, Winston-Salem, NC 27127

PROPERTY DESCRIPTION:

LYING and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake, the northwest intersection of South Main Street and Acadia Avenue; running thence with the north line of Acadia Avenue, South 84° 30' West 205 feet to an iron stake in the east line of the Old Lexington Road; thence with the east line of the Old Lexington Road, North 00° 59' East 63.4 feet to an iron stake; thence North 84° 30' East a distance of 198.7 feet to an iron stake in the west side of South Main Street, the southeast corner of Lot No. 4, Block 34, on the map hereinafter referred to; thence along the west side of South Main Street, South 5° 41' East a distance of 63 feet to the place of BEGINNING: being known and designated as Lot No. 5, Block 34, as shown on the Plat of Winston-Salem Land and Investment Company, as recorded in Plat Book 4, Page 147, Office of the Register of Deeds of Forsyth County, North Carolina, together with all the property lying immediately West and adjacent to Lot No. 5, Block 34, and extending to the east side of the Old Lexington Road between the north and south lines of Lot No. 5, Block 34, extended westwardly to the Old Lexington Road,