



2024032820 00071

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1050.00

PRESENTED & RECORDED:
09-27-2024 11:55:00 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3828
PG: 1242-1248

NORTH CAROLINA SPECIAL WARRANTY DEED

| | |
|----------------------------------|---|
| Excise Tax: | \$1,050.00 |
| Parcel ID: | 6854-18-2814 |
| Mail/Box to: | Grantee |
| Prepared by: | Jeff Dunham, Tuggle Duggins P.A., PO Box 2888, Greensboro, NC 27402 |
| Brief description for the Index: | 2958 Waughtown St |

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 25th day of September, 2024, by and between:

| GRANTOR | GRANTEE |
|---|---|
| <p>PREMIER STORES, INC., a North Carolina corporation</p> <p>7609 Business Park Dr. Greensboro, NC 27409</p> | <p>DEATON GROUP PROPERTIES LLC, a North Carolina limited liability company</p> <p>3002 Madison Ave. Greensboro, NC 27409</p> |

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 the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3119 page 674.

Original to: B Deal

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 ____page ____.

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:

Restrictions, easements, and rights of way of record and ad valorem taxes for the current year.

[SIGNATURES ON FOLLOWING PAGE]

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

Name: _____

PREMIER STORES, INC
Entity Name

Name: _____

By: *Phil Kleinman*
Name: Phil Kleinman
Title: President

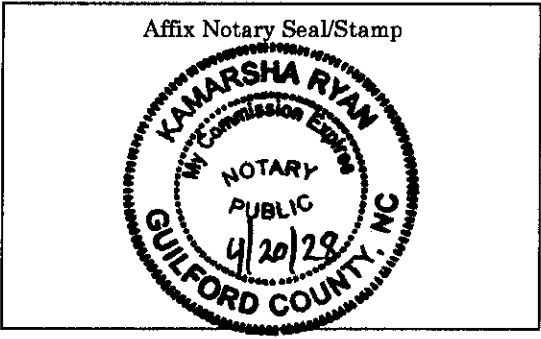
Name: _____

Name: _____

By: _____
Name: _____
Title: _____

STATE OF North Carolina, COUNTY OF Guilford

I KAMARSHA RYAN, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 25th 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):
Phil Kleinman



Kamarsha Ryan
Notary Public (Official Signature)
My commission expires: 4/20/28

EXHIBIT A

TRACT 1:

BEGINNING at an iron stake located in the Southern right of way line of Waughtown street, the Northeast corner of Lot Number 2 (Two), as shown on the Map of C. E. EBERT PROPERTY as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7 at Page 105, to which Map reference is hereby made, and also being the Northeast corner of F. S. WRIGHT PROPERTY as described in Deed Book 433, Page 251; running thence with the Southern right of way line of Waughtown Street, North 84 degrees 25 minutes East 155.9 feet to an iron stake located in the Southern right of way line of Waughtown Street; running thence South 02 degrees 22 minutes East 92.7 feet to an iron stake located in the Northern right of way line of Sprague Street, running thence with the Northern right of way of Sprague Street, South 53 degrees 50 minutes West 196 feet to an iron stake located in the Northern right of way line of Sprague Street, the Southeast corner of F. S. WRIGHT; running thence with the Eastern property line of F. S. WRIGHT North 0 degrees 15 minutes West 185 feet to an old iron; thence continuing North 0 degrees 15 minutes West 8.1 feet to an iron stake located in the Southern right of way line of Waughtown Street, the place of BEGINNING, and being known and designated as the Northern part of Lot Number 3 (Three)

and the Northwest part of Lot Number 4 (Four) as shown of the Map of C. E. EBERT PROPERTY as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7 at Page 105, and being in all respects the identical property conveyed to Archdale Oil Company, Inc. by Ruby M. Clodfelter by deed recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Deed Book 919 at Page 20 and being further identified as Lots 105 and 107, Block 1713, as shown on the Forsyth County Tax Map.

The above metes and bounds description is in accordance with a survey of Joseph E. Franklin, R.L.S., dated December 16, 1966, and entitled "Property of Harold L. Coleman."

Being further identified as the identical property conveyed to Harold L. Coleman, by deed dated December 22, 1966, recorded in Deed Book 936 at Page 506, in the Office of the Register of Deeds of Forsyth County, North Carolina, from Archdale Oil Company, Inc. and conveyed to H.L. Coleman, Inc., by deed dated March 1, 1967, recorded in Deed Book 943 at Page 663 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Save and except that portion of Tract 1 condemned by the City of Winston-Salem in action entitled "City of Winston-Salem, Plaintiff, vs. H.L. Coleman, Inc., Defendant", (see file #79-CVS 4369 in the Office of the Clerk of Superior Court of Forsyth County, North Carolina.) Described as follows:

BEGINNING at a point, an iron stake in the new established South right of way line of Waughtown Street, said point also being the new Northwest corner of Lot No. 105, Block 1713, Forsyth County Tax Map, located North 83 degrees 17 minutes 54 seconds East, 168.47 feet from the Southeast corner of the intersection of Reynolds Park Road and Waughtown Street. Running thence along the old West line of said Lot 105, North 01 degrees 07 minutes 25 seconds West, 8.15 feet to a point; the old corner of Lots No. 103 and 105, Block 1713; thence along the old North line of said Lot No. 105 and Lot No. 107, Block 1713, North 84 degrees 14 minutes 49 seconds East 155.99 feet to point in the West line of Lot No. 4B, Block 1713; thence along the West line of said Lot No. 4B, South 03 degrees 09 minutes 24 seconds East, 5.54 feet to a point, an iron stake and new corner in the West line of said Lot No. 4B; thence along the new established South right of way line of Waughtown Street, crossing said Lots No. 107 and 105, South 83 degrees 17 minutes 54 seconds West, 156.42 feet to the point and place of BEGINNING. Containing 1,065.41 square feet.

Being known and designated as the extreme North portion of Lots No. 105 and 107, Block 1713, Forsyth County Tax Map, same being the North portion of the lot conveyed by Harold L. Coleman and his wife, Hazel B. Coleman, to H.L. Coleman, Incorporated and recorded in Deed Book 943 at page 663. See map of C.E. Ebert property, recorded in Plat Book 7 at page 105, Forsyth County Register of Deeds Office.

The above described is in accordance with a survey and map on file in the Public Works Department, Engineering Division, Winston-Salem City Hall.

TRACT 2:

BEGINNING at a point, an iron stake in the Northern right of way line of Sprague Street, said point being the Southeast corner of Lot 107, Block 1713, Forsyth County Tax Map.

Running thence along the East line of said Lot 107, North 03 degrees 09 minutes 24 seconds West, 87.16 feet to an iron stake located in the new Southerly right of way line of Waughtown Street, said point also being the new Northeast corner of said Lot 107 and the new Northwest corner of Lot 4E, Block 1713; and thence in an Easterly direction along said Southerly right of way line North 83 degrees 17 minutes 54 seconds East 34.65 feet to a point in the new Northerly line of Lot 4E; thence Southerly along a new line, South 03 degrees 09 minutes 24 seconds East, 72.90 feet to a point in the Northerly right of way line of Sprague Street; thence in a Southwesterly direction along the Southerly line of said Lot 4E, South 54 degrees 09 minutes 17 seconds West, 29.23 feet to the point and place of **BEGINNING**. Containing 1,969 square feet.

Being known and designated as a Westerly portion of Lot 4E, Block 1713, lying between the new Southerly right of way of Waughtown Street and existing Northerly right of way line of Sprague Street.

For more particulars and further description, see a map on file in the Records Center, Public Works Department, Engineering Division, Winston-Salem City Hall.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point located in the southern right-of-way line of Waughtown Street, (a 70-foot public right-of-way), said point being located South $00^{\circ} 58' 51''$ East 8.10 feet from an existing iron pin located within the right-of-way of Waughtown Street, said pin being adjacent to a utility pole; said point also being the northeast corner of the property of Juan Nunez as recorded in Book 3631 at Page 1144 (Tax PIN 6854-18-0796); THENCE with the east boundary line of Nunez, South $00^{\circ} 58' 51''$ East 185.00 feet to a nail placed in the northern right-of-way line of Sprague Court, (a 60-foot public right-of-way); said nail being the southeast corner of the property of Nunez as described above; thence with the northern right-of-way line of Sprague Court, North $53^{\circ} 30' 35''$ East 195.40 feet to an existing iron pin; thence continuing with said right-of-way line, North $53^{\circ} 30' 35''$ East 29.23 feet to an iron pin set; thence North $03^{\circ} 09' 00''$ West 72.62 feet to an iron pin set in the southern right-of-way line of Waughtown Street; thence with the southern right-of-way line of Waughtown Street, South $83^{\circ} 17' 54''$ West 181.01 feet to the point and place of BEGINNING, containing .53888 acres more or less, all according to a survey by Thomas A. Ricco dated September 23, 2024.

The above-described property is also known as Tax Block 1713, Lots 004F, 105B and 107B of the Forsyth County Tax Maps as presently constituted, and is further identified as Tax PIN 6854-18-2814, Forsyth County Tax Office, and is the same property as described in Book 3119 at Page 674, Forsyth County Registry.