

2024042914 00112

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 12/18/2024 01:54:20 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3841
 PG: 1817 - 1819

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$160.00**

Parcel Identifier Number: **6836-26-7305.000**

Mail/Box to: **Grantee** at 6471 Lamshire Road, Kernersville, NC 27284

This instrument was prepared by: GALLIMORE LEVY CHRISAWN GALLIMORE PLLC (Aaron R. Davis)

Brief description for the Index: Lots 79-81, Pt. Lot 82, Sec. B, Bon Air S/D; PB 5, PG 151

THIS DEED made this 17th day of December, 2024, by and between:

GRANTOR

Sovereign Grace Tabernacle
A North Carolina Nonprofit Corporation
(A/K/A Sovereign Grace Chapel)

Mailing Address:
 3020 Twin Knolls Drive
 Winston-Salem, NC 27127

GRANTEE

Lockwood Properties, LLC
A North Carolina Limited Liability Company

Mailing address:
 6471 Lamshire Road
 Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. 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 situated in the City of WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA and more particularly described as follows:

See Exhibit "A" Attached Hereto.

Property Address: 2712 Bon Air Avenue, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1622, Page 250, See also Book 1621, Page 3917.

All or a portion of the property herein conveyed *includes* OR *does not include* the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 24, Page 21.

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

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: *Subject to easements, covenants, restrictions and rights-of-way of record, if any.*

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

TRANSFEROR: **Sovereign Grace Tabernacle**
(Entity Name)

BY: *Stoney J. Crosby* (SEAL)
Print/Type Name & Title: **Stoney J. Crosby (Key Executive)**

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, **Aaron R. Davis** a Notary Public of the State and Randolph County, certify that **STONEY J. CROSBY** in their capacity as duly authorized Key Executive of Sovereign Grace Tabernacle, a North Carolina Nonprofit Corporation, personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me so doing.

12-17-24
DATE

Aaron R. Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-20-28



(OFFICIAL SEAL)

EXHIBIT A

BEGINNING at an iron in the western right-of-way line of Bon Air Avenue, said iron being in the Northeast corner of Lot No. 78 as shown on Map of Bon Air, Section B, recorded in Plat Book 5, Page 151, Forsyth County Registry; running thence with the northern line of Lot No. 78, South $89^{\circ} 31' 34''$ West 128.07 feet to an iron in the Eastern right-of-way line of a 10-foot alley; thence with the Eastern right-of-way line of said alley on a curve to the right the four (4) following chord directions and distances: North $4^{\circ} 17' 43''$ West 50.17 feet to a point, North $2^{\circ} 50' 23''$ East 49.79 feet to a point, North $18^{\circ} 16' 38''$ East 52.06 feet to a point, and North $24^{\circ} 29' 22''$ East 21.34 feet to a point, said point being in the western line of Lot No. 82 as shown on the aforementioned Map of Bon Air; thence North $89^{\circ} 39' 30''$ East 105.17 feet to an iron in the western right-of-way line of Bon Air Avenue; thence with the western right-of-way line of Bon Air Avenue on a curve to the left, said curve having a chord direction and distance of South 00° West 168.19 feet to the point and place of **BEGINNING**, being Lot 79, 80, 81, and the southern portion of Lot No. 82 as shown on Map of Bon Air, Section B, recorded in Plat Book 5, Page 151, of the Forsyth County Registry, also being shown on survey entitled "Property of The Trustees of Antioch Baptist Church," dated October 11, 1982, drawn by United Ltd..

Property Address: 2712 Bon Air Avenue, Winston-Salem, NC 27105
Parcel: 6836-26-7305.000