

**2025000063 00062**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$1360.00**

PRESENTED &amp; RECORDED

01/02/2025 12:39:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3843

PG: 529 - 531

submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$1360.00**

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **6834-96-1578.000**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 2ND day of JANUARY 2025 by and between

**GRANTOR**

**LP588, LLC**

**627 E. SPRAGUE ST., WINSTON SALEM, NC 27107**

**GRANTEE**

**KSTONE 03 LLC**

**PROPERTY ADDRESS: 2120 S. MARTIN LUTHER KING DR., WINSTON SALEM, NC 27107**

**MAILING ADDRESS: 4108 TECUMSEH ST., HIGH POINT, NC 27265**

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 and more particularly described as follows:

**SEE ATTACHED LEGAL DESCRIPTION**

**TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3477, Page 1214, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 1, Page 28 and referenced within this instrument.

The above-described property does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

**LP588, LLC**

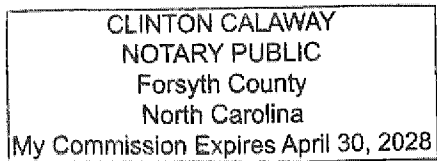
  
\_\_\_\_\_(SEAL)  
**XIANGLAN LIAN, MEMBER**

  
\_\_\_\_\_(SEAL)  
**SUMIN PARK, MEMBER**

NORTH CAROLINA  
Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **XIANGLAN LIAN, MEMBER OF LP588, LLC**

Witness my hand and official stamp or seal, this the 2 day of January, 2025.



Notary Public

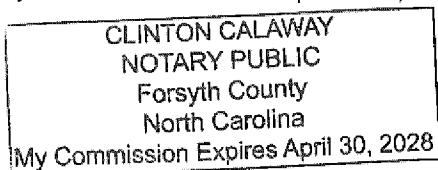
Print Notary Name: Clinton Calaway

My Commission Expires: 4/30/28

NORTH CAROLINA  
Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **SUMIN PARK, MEMBER OF LP588, LLC**

Witness my hand and official stamp or seal, this the 2 day of January, 2025.



Notary Public

Print Notary Name: Clinton Calaway

My Commission Expires: 4/30/28

EXHIBIT A**FORSYTH COUNTY, NORTH CAROLINA:**

**TRACT ONE:** BEGINNING at an iron stake at the Southwest intersection of Junia Avenue and Martin Luther King Jr. Drive (formerly Stadium Drive) and running thence with the West line of Martin Luther King Jr. Drive (formerly Stadium Drive), South 05 degrees 00 minutes West 109.04 feet to an iron stake in the west line of Martin Luther King Jr. Drive (formerly Stadium Drive), also the center of a ten foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; running thence with the center of said closed ten foot alley, North 80 degrees 40 minutes West 75 feet more or less, to an iron stake in the center of a fifteen (15) foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; running thence with the center line of said closed fifteen (15) foot alley, North 09 degrees 53 minutes East 93.47 feet to an iron stake in the southern right of way line of Junia Avenue 20 feet from its center; thence with the southern right of way line of Junia Avenue, North 85 degrees 50 minutes East 67.38 feet to an iron stake, the place of BEGINNING. Being known and designated as Lot Number 11, the western part of Lot Number 10, the eastern one-half of a fifteen (15) foot alley, and the northern one-half portion of a ten (10) foot alley, all as shown on the "Map of Holton Park" property, which map is recorded in Plat Book 1, Page 28, Office of the Register of Deeds of Forsyth County, to which map reference is hereby made for a more definite and particular description. As to that portion of the above described property which lies within said alleys as shown on the "Map of Holton Park" property, recorded in Plat Book 1, Page 28, as aforesaid, it is the intention of the grantors to merely convey all of their title, right and interest, and this deed shall operate as a Quitclaim Deed as to said portion lying within said alleys. See Book 1761, Page 3263; Deed Book 1165, Page 391; Book 984, Page 219 and Book 932, Page 178, Forsyth County Registry.

**TRACT TWO:** BEGINNING at a point in the southerly line of Junia Avenue (formerly Tucker Street) said beginning point being South 85 degrees 50 minutes West 67.38 feet from an iron stake at the southwest intersection of Junia Avenue and Martin Luther King Jr. Drive (formerly Stadium Drive) said Beginning point also being at the center of a fifteen (15) foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; thence with the center of said alley, South 9 degrees 53 minutes West 93.47 feet to an iron stake in the center of a ten (10) foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; thence with the center of said closed ten (10) foot alley, North 81 degrees 06 minutes West 43.16 feet to an iron stake; thence on a new line the extension of the line between Lot Number 1 and Lot Number 3 on "Map of Holton Park" property recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1, Page 28, North 09 degrees 30 minutes East 83.26 feet to an iron stake in the south line of said Junia Avenue; thence with the south line of Junia Avenue, North 85 degrees 50 minutes East 45.06 feet to the place of BEGINNING. Containing 4,460 square feet, more or less, and being the eastern portion of Lot Number 12, the west one-half of a fifteen (15) foot alley and the north one-half of a portion of a ten (10) foot alley as shown on said recorded "Map of Holton Park". See Book 1761, Page 3263, Forsyth County Registry.