

2025000445 00030

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$10.00

PRESENTED & RECORDED
 01/07/2025 11:00:10 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3843

PG: 2257 - 2260

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$10.00

Parcel Identifier No. 6835-06-1005.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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.

Brief Description for the Index: _____

THIS DEED made the _____ day of _____, 2024, by and between

GRANTOR	GRANTEE
Partners for Homeownership, Inc. (f/k/a Housing Partnership of Winston- Salem/Forsyth County, Inc.) <i>a North Carolina Non-Profit Corporation</i>	Spring Street Co-op, LLC <i>a North Carolina Limited Liability Company</i>
Grantor Address: <u>C10 Blanco Tackabery</u> <u>404 N. Marshall Street</u> <u>Winston-Salem NC 27101</u>	Property Address: 207 North Spring Street Winston-Salem, NC 27101

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [☒] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2186, Page 1499, Forsyth County Registry.

submitted electronically by "Orenstein Law 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.

This conveyance is subject to N.C.G.S. 55A-12-02 and is made in compliance with all requirements of a sale by a non-profit corporation.

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, rights of way, and other restrictions of record.

(signatures to follow)

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

Partners for Homeownership, Inc. (f/k/a Housing Partnership of Winston-Salem/Forsyth County, Inc.), a North Carolina Non-Profit Corporation

By: *Jane Milner* (SEAL)
Jane Milner, Acting President

STATE OF North Carolina
COUNTY OF Forsyth

I, *Steven W. Benefiel*, Notary Public, do hereby certify that Jane Milner, Acting President of Partners for Homeownership, Inc. (f/k/a Housing Partnership of Winston-Salem/Forsyth County, Inc.) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 6 day of January, 2024. *2025*

Steven W. Benefiel
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: *12/31/27*

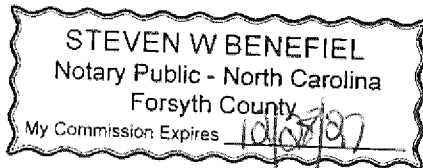


Exhibit "A"
Property of Spring Street Co-op, LLC
a North Carolina Limited Liability Company
207 North Spring Street

All of that tract or parcel of land lying and being in Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

Commencing from an existing iron pipe at the intersection of the northern right of way of Second Street and the eastern right of way of Spring Street the following two courses and distances: (1) with the northern right of way of Second Street N 82 12 52" E, 149.72 feet to an existing iron pipe (2) N 07 53 23" W, 75.00 feet to an existing iron pipe, being the southeast corner of current Tax Lot 29, Block 95, the point of BEGINNING thence with the southern line of said lot, S 82 13 46" W, 57.59 feet to a point thence with a new line, N 07 33 48" W, 75.06 feet to a point in the southern line of Tax Lot 3, Block 95 thence with the southern line of said lot, N 82 12 19" E, 58.22 feet to a point, being the northwestern corner of Tax Lot 31, Block 95 thence with the western line of said tax lot, S 07 04 44" E, 75.09 feet to an existing iron pipe, being the point and place of BEGINNING. The parcel described herein contains 0.100 acres more or less.

All as more particularly shown on a Survey for Housing Partnership of Winston- Salem/Forsyth County, Inc. by Bud E. Baughman, P.L.S. L-3993, Stantec Consulting, Inc., dated September 10, 2003 (Project No. 72100396).

The subject property is the same as that property described in Deed Book 2186, Page 1499, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6835-06-1005.000 on the Forsyth County Tax Maps.