

2025001966 00032

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$140.00

PRESENTED & RECORDED

01/22/2025 10:18:31 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3845**PG: 1554 - 1557**

This instrument prepared by: Sarah I. Young, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00

Parcel Identifier No.: 6836-74-0139.000

Mail after recording to: GRANTEE

This instrument was prepared by: Sarah Young / Law Office of Sarah Young, PLLC,
 2235-D Lewisville-Clemmons Rd, Clemmons, NC 27012

Brief Description from the Index: LO:003 BL: 1233

THIS DEED made this 15th day of January, 2025, by and between

GRANTOR

RC Enterprises, a North Carolina Partnership

237 Trinity Church Road
 King, NC 27021

GRANTEE

SNGH Inc, a New York Corporation

5 Fairlawn Avenue
 Rensselaer, NY 12144

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 , City of Winston-Salem, 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 2225, Page 1170, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 30A, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

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

Power, telephone and utility easements found of record or on ground appearing.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

RC Enterprises, a North Carolina Partnership

By: Rodney C. Middleton
Rodney C. Middleton, Remaining General Partner

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Sarah I. Young, Notary Public, do hereby certify that Rodney C. Middleton, Remaining General Partner of RC Enterprises personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15th day of January, 2025.

[Signature]
Official Signature of Notary

Printed name of Notary: Sarah I. Young

My Commission Expires: 3/12/2028

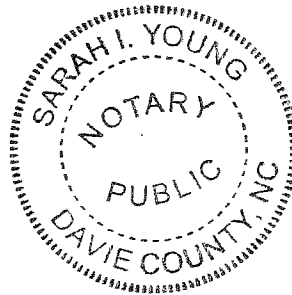


Exhibit "A"

FRONTING fifty (50) feet on the North side of Mineral Street (now Twenty-First Street) and of that width extending back North 141 feet, more or less, to an alley and being known and designated as Lot No. 3 on the Plat of Liberty Heights which is recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Deed Book 97, Page 573, and also re-platted and recorded in Plat Book 3, Page 30A. Also see deed dated September 9, 1914, by George D. Hudgin (Unmarried) to G.H.C. Stoney, recorded in Book 135, Page 44, in the Register of Deeds of Forsyth County, North Carolina. See also Deed Book 676, Page 367.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1833, Page 2680, Forsyth County Registry.

Tax Parcel Number: 6836-74-0139.000

Property Address: 1237 East Twenty-First Street, Winston-Salem, NC 27105