

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$180.00

BK: RE 3848
PG: 4395-4397

original:

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PIN 6836-54-1240.000; Forsyth County.

The property hereinabove was acquired by Grantor by instrument recorded in **Book 1659 Page 216**, in Forsyth County Registry.

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:

Restrictive covenants, easements, and right-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.

Dana Renee Johnson, Executrix (SEAL)
DANA RENEE JOHNSON, Executrix

STATE OF NORTH CAROLINA

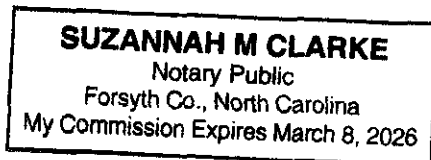
COUNTY OF FORSYTH

I, a Notary Public of Forsyth County and State aforesaid, certify that Dana Renee Johnson, **Executrix**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 23rd day of December, 2024.

SEAL/STAMP

My Commission Expires: March 8, 2026



Suzannah M Clarke
 Notary Public
 Printed Name: Suzannah M Clarke

EXHIBIT A

BEGINNING at a point, a State highway concrete right-of-way monument in the Northwest corner of the intersection of Liberty Street and Twenty-First Street; running thence along the North right-of-way line of Twenty-First Street, North 86 degrees 34' 25" West 106.28 feet to an iron pin in the Eastern right-of-way of the Norfolk and Western Railway line; thence Northwardly along said Railway right-of-way line, North 15 degrees 46' 32" East 60.46 feet to an iron pin; thence South 73 degrees 59' 55" East crossing a concrete monument at 24.97 feet, and continuing 92.20 feet on a new line with Claude Moore, Jr., for a total distance of 117.17 feet to a point in the Western right-of-way line of Liberty Street; thence along the Western right-of-way line of Liberty Street, South 35 degrees 28' 58" West 39.59 feet to a State highway concrete right-of-way monument, the Point and Place of BEGINNING, containing, 0.1222 acres more or less, and further designated as containing 5,324.95 square feet. The above described tract is further known as a Southern portion of Tax Lot 101C, Block 313, Forsyth County Tax Maps. Said description is taken from a survey entitled "Property of Claude Moore" dated December, 1988, drawn by Stephen Linebach, RLS, PE, bearing Job No. 880907.

SUBJECT TO THAT certain MEMORANDUM OF LEASE recorded in Book 2719, Page 2470, Forsyth County Registry, reference to which is hereby made for a more particular description. This was an extension of this Lease on new terms beginning December 26, 2006 and continuing til December 26, 2031. GRANTOR hereby assigns all interest they may have in the aforesaid lease.

PARCEL ID: 6836-54-1240.00

Address :2082 N. Liberty St, NC 27105