

2025011141 00178

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$18.00

PRESENTED & RECORDED
 04/07/2025 04:11:14 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3856

PG: 4022 - 4024

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$18.00

Parcel Identifier No. 6844-55-4363.000 Verified by Forsyth County on the ____ day of _____, 2025
 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Part of Lot 10, Waughtown Grove, Section 2

THIS DEED made this 2 day of April, 2025, by and between

GRANTOR

EXR, LLC, a New York limited liability company

8 Dunnigan Drive
 Pomona, NY 10970

GRANTEE

George W. Ingram

Property Address: 0 E. Sprague Street
 Winston-Salem, NC 27107

Mailing Address: 1742 E. Sprague Street
 Winston-Salem, NC 27107

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3851, Page 1227, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
 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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

EXR, LLC

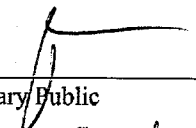
By:  (SEAL)

Simcha Z Stern, Member/Manager

State of New York - County of Rockland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Simcha Z Stern.

Date: April 2, 2025


Notary Public

Judah Vorchheimer
Print Name

My commission expires: Jan 23-2029

JUDAH VORCHHEIMER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VO6353384
Qualified in Rockland County
My Commission Expires 01-23-2029

Exhibit A

BEGINNING at a point at the southeast intersection of a 10 foot alley and Sprague Street; running thence along the east side of said 10 foot alley, South 158.1 feet to a point; thence East 44 feet to a point; thence North 165 feet to a point on the south side of Sprague Street; thence along the south side of Sprague Street, West 35 feet to the place of Beginning, being all of Lot No Ten (10) as shown on plat of Waughtown Grove, Section 2, with the exception of 15 feet off the east side of said lot, plat of said property showing this lot is recorded in Plat Book 6, page 89 in the office of the Register of Deeds of Forsyth County, North Carolina.