

2025012497 00100

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$300.00

PRESENTED & RECORDED
 04/17/2025 01:06:58 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3858
PG: 2717 - 2721

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No. 6886-26-5538.000

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: 0.4107 ac +/-

THIS DEED made the 11 day of April, 2025, by and between

GRANTOR	GRANTEE
<p>Robert Wayne Loggins and spouse, Melanie Lynne Wilson Loggins</p> <p>Grantor Address: 102 Valley Forge Lane Kernersville, NC 27284</p>	<p>Golden Hour Salon 211 LLC <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: 211 Nelson Street Kernersville, NC 27284</p>

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 1578, Page 1178, 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.

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.

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)

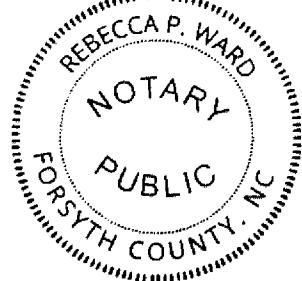
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Melanie W. Loggins (SEAL)
Melanie Lynne Wilson Loggins

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Melanie Lynne Wilson Loggins personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 11 day of April, 2025.



Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

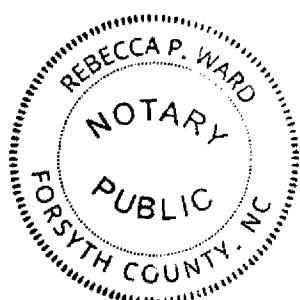
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


Robert Wayne Loggins (SEAL)

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Robert Wayne Loggins personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 11 day of April, 2025.




Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

Exhibit "A"

Property of Golden Hour Salon 211 LLC
a North Carolina Limited Liability Company
211 Nelson Street

BEGINNING at an iron pipe in the North margin of the right-of-way line of Nelson Street, said point of beginning being North $73^{\circ} 17' 20''$ East a chord distance of 10.96 feet from the southeast corner of the property of William J. Perdue as described in Deed Book 1130 at Page 1665 in the Forsyth County Registry; thence from said beginning point along the eastern line of a 10-foot wide alley, North $7^{\circ} 29' 00''$ East 206.52 feet to a new iron pipe in the southern margin of the right-of-way line of Southern Railway; thence along a curve to the right South $51^{\circ} 20' 20''$ East a chord distance of 189.09 feet (Radius = 1955.00, Delta = $5^{\circ} 32' 38''$) to a new iron pipe in the northern margin of the right-of-way line of Nelson Street; thence along said line, on a curve to the right South $58^{\circ} 30' 20''$ West a chord distance of 36.00 feet (Radius = 594.96, Delta = $3^{\circ} 28' 5''$), to a point in said line; thence along said line, on a curve to the right, South $64^{\circ} 45' 20''$ West a chord distance of 159.03 feet (Radius = 572.43 feet, Delta = $15^{\circ} 58' 11''$) to a new iron pipe, the place of beginning, containing 0.4107 acres according to a survey by the Engineer of the Town of Kernersville, dated August 10, 1984.

The subject property is the same as that property described in Deed Book 1578, Page 1178, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6886-26-5538.000 on the Forsyth County Tax Maps.