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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/16/2021 12:20:34 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3625**PG: 3854 - 3857**

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$ 0.00, NTC

Recording Time, Book and Page

PIN No.: 6847-37-4912.000

Property Address: 4893 Davis St, Winston-Salem NC 27105
 Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney.

No title search performed or requested. No tax advice given or requested.

THIS DEED made this 14th day of July 2021 by and between

GRANTOR

SC Deacons, LLC, a NC limited liability company
 101 E. Washington Street, Suite 400
 Greenville, SC 29601

GRANTEE

Bad Company Properties, LLC, a SC limited liability company
 101 E. Washington Street, Suite 400
 Greenville, SC 29601

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 and more particularly described as follows:

See Attached Exhibit "A"

Together with and subject to all easements and restrictions of record, if any.

The purpose of this deed is to change the lot line to more properly reflect the actual location of the houses on each lot on the street.

The above-described property does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2021 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

SC Deacons, LLC, a NC limited liability company

By: [Signature] (SEAL)

STATE OF South Carolina
COUNTY OF Greenville

I, Ashley Blount, A Notary Public of Greenville County, State of South Carolina certify that the following person appeared before me this day, acknowledging to me that ~~he~~she signed the foregoing document on behalf of the LLC:

Jacob Van Gieson, Member (title) of **SC Deacons, LLC**.

Witness my hand and official stamp or seal, this the 14th day of July 2021.

Ashley H Blount
Notary Public
Print Notary Name: Ashley Blount
My Commission Expires: 9/22/27

Ashley H. Blount
Notary Public, State of South Carolina
My Commission Expires 9/22/27

Approved by the Board of Directors of the City of New York, January 1, 1964.

Attest: _____ Secretary of the City of New York

Approved by the Board of Directors of the City of New York, January 1, 1964.

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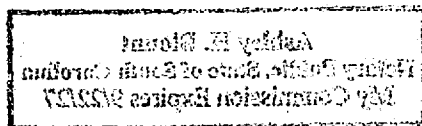
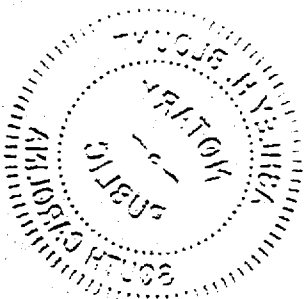
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"EXHIBIT A"

LYING AND BEING IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET NEAR THE EDGE OF DORIS STREET (FORMERLY KNOWN AS N&W RR AVENUE) SAID POINT BEING THE NORTHWEST CORNER OF THE WITHIN DESCRIBED PROPERTY; RUNNING THENCE S 26° 06' 16" E 147.74 FEET TO AN IRON PIN SET; THENCE N 57° 04' 44" E 43.11 FEET TO AN IRON PIN SET; THENCE N 20° 05' 12" W 150.45 FEET TO AN IRON PIN SET; THENCE S 57° 04' 44" W 39.79 FEET TO AN IRON PIN SET; THENCE S 57° 04' 44" W 19.20 FEET TO AN IRON PIN SET NEAR THE EDGE OF DORIS STREET (FORMERLY KNOWN AS N&W RR AVENUE) THE POINT AND PLACE OF BEGINNING. CONTAINING 0.17192 ACRE, MORE OR LESS, ACCORDING TO A SURVEY BY THOMAS A. RICCIO, PLS, L-2815, ON MAY 28, 2021, DRAWING NUMBER 21195, FOR SC DEACONS LLC, BAD COMPANY PROPERTIES LLC AND LTG INVESTMENTS LLC.

ALSO BEING KNOWN AND DESIGNATED AS LOTS 16 AND 17 OF PILOT VIEW DEVELOPMENT AS SHOWN IN PLAT BOOK 3 AT PAGE 24A, FORSYTH COUNTY, NORTH CAROLINA, REGISTRY.

PIN: 6847-37-4912