

2021067435 00040

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1300.00
 PRESENTED & RECORDED
 12/10/2021 09:49:33 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3661**PG: 4053 - 4055**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,300.00**Tax Parcel Identification Number: 6817-54-7742.000**

This instrument was prepared by: T. Lawson Newton, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 2910 Briarcliffe Road, Winston Salem, NC 27106

Property Address: 2910 Briarcliffe Road, Winston Salem, NC 27106

Brief description for the Index: See Exhibit A

THIS DEED made this 8 day of December, 2021 by and between

GRANTOR

SLOAN-CLIFFORD, LLC
A North Carolina Limited Liability Company

2905 Briarcliffe Road
Winston Salem, NC 27106

GRANTEE

EES HOLDINGS, LLC
A North Carolina Limited Liability Company

2910 Briarcliffe Road
Winston Salem, NC 27106

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 2652, Page 2736, Forsyth County Registry.

THIS IS ____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2021 property taxes.

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

Sloan-Clifford, LLC, a North Carolina Limited Liability Company
 By: [Signature] (SEAL)
 Name: William W. Sloan Jr.
 Title: Member/Manager

STATE OF North Carolina

COUNTY OF Forsyth

I, Henry D. Niblock, Jr., a Notary Public of the County of Forsyth and State of North Carolina, certify that William W. Sloan Jr., either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the Member/Manager of Sloan-Clifford, LLC, personally appeared before me this day and acknowledged that he/she is Member/Manager of Sloan-Clifford, LLC and that as Member/Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 8th day of December, 2021.

[Signature]
 Notary Public
 Name: Henry D. Niblock, Jr.
 My Commission Expires: 10/20/2026

HENRY D NIBLOCK JR
 Notary Public-North Carolina
 Forsyth County

EXHIBIT A

Beginning at an iron stake found in the Western right-of-way line of Old Town Drive, said iron stake being the Northernmost corner of Tract 1 described in a deed to William Michael Gilley in Deed Book 1735, Page 1134, Forsyth County Registry (Tax Lot 106B, Block 2208) and said beginning point being North 16 degrees 14 minutes 07 seconds West 119.99 feet from an iron stake found in the Western right-of-way line of Old Town Drive, and thence from said beginning point, South 78 degrees 03 minutes 28 seconds West 32.96 feet to an iron found, said iron being the Northeast corner of Tract 1 conveyed to William Michael Gilley in Deed Book 1691, Page 415, Forsyth County Registry (Tax Lot 106A, Block 2208); thence with the Northern boundary line of the said Gilley property, North 47 degrees 49 minutes 23 seconds West 188.78 feet to an iron placed, said iron being the Northeast corner of Tract 3 of the property conveyed to William Michael Gilley in Deed Book 1691, Page 415, Forsyth County Registry (Tax Lot 107E, Block 2208); thence with the Northern boundary line of the said Tract 3, North 47 degrees 50 minutes 54 seconds West 15.0 feet to an iron stake found, said iron stake being a common corner of Tracts 1 and 2 conveyed to Piedmont Federal Savings and Loan Association in Deed Book 1320, Page 867, Forsyth County Registry; thence with the Eastern boundary line of said Tract 2, North 42 degrees 09 minutes 06 seconds East 17.5 feet to an iron stake placed, said iron stake being the Northeast corner of Tract 2 of the said Piedmont Federal Savings and Loan Association property; thence with the Northern boundary line of said Piedmont Federal Savings and Loan property, North 47 degrees 50 minutes 54 seconds West 125.78 feet to an iron stake placed in the Eastern right-of-way line of Briarcliffe Road; thence with the said Eastern boundary right-of-way line of Briarcliffe Road on a continuous, clockwise curve to the right, a chord bearing and distance of North 53 degrees 31 minutes 05 seconds East 17.85 feet (said curve having a radius of 176.45 feet and an arc distance of 17.86 feet) to an iron stake placed; thence continuing with the Eastern right-of-way line of Briarcliffe Road, on a continuous, clockwise curve to the right, on a chord bearing and distance of North 76 degrees 04 minutes 01 seconds East 188.67 feet (said curve having a radius of 176.45 feet and an arc distance of 121.03 feet) to an iron stake placed; thence with the Southern right-of-way line of Briarcliffe Road, South 84 degrees 17 minutes 00 seconds East 106.11 feet to a point, said point being the Southwest corner of the intersection of Briarcliffe Road and Old Town Drive; thence with the Western right-of-way line of Old Town Drive, South 01 degree 17 minutes 27 seconds East 92.28 feet to an iron stake found; thence continuing with said Western right-of-way line, South 11 degrees 31 minutes 22 seconds East 107.09 feet (crossing an iron stake found at 14.19 feet) to an iron stake found; thence continuing with said right-of-way line, South 66 degrees 30 minutes 55 seconds West 9.88 feet to an iron stake found; thence continuing with said Western right-of-way line, South 15 degrees 49 minutes 18 seconds East 15.10 feet to an iron stake found; thence continuing with said Eastern right-of-way line, South 16 degrees 12 minutes 34 seconds East 40.15 feet to the point and place of beginning and containing 0.886 acres as shown on a survey entitled "K.T. Isenhour Construction Company, Inc." dated December 21, 1998 by John P. Scoville, III, registered Land Surveyor.

The above described property being all of Tax Lot 107A and a portion of Tax Lot 106B, Block 2208, of the Forsyth County Tax Maps as the same are now constituted.

This conveyance is made subject to the right of others to the use of a 35-Foot perpetual, non-exclusive easement for ingress and regress as described in Deed Book 1320, Page 867, Forsyth County Registry. Notwithstanding the foregoing, the Grantors hereby quitclaim and release any claim to the aforesaid 35-Foot perpetual, non-exclusive easement for ingress and regress as it exists immediately North of Tract 1 of the Piedmont Federal Savings and Loan Association property described in Deed Book 1320, Page 867 for a distance of 127.50 feet Southeastwardly from Briarcliffe Road, and in particular the 17.5 foot portion of said easement which lies immediately North of Tract 2 of the Piedmont Federal Savings and Loan Association described in Deed Book 1320, Page 867, Forsyth County Registry.

Tax Block 2203, Lot 108

Property Address: 2910 Briarcliffe Road
Winston-Salem, North Carolina 27106