

2019040574 00193

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

\$116.00

PRESENTED & RECORDED

10/09/2019 04:24:51 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3486

PG: 3028 - 3030

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$116.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6844-25-9558.000 & 6844-59-2140.000**

Mail after recording to: Grantee at: 2806 Reynolda Road #172, Winston-Salem, NC 27106

This instrument was prepared by: Bunch & Associates, PLLC 309 Upton Street, Winston Salem, NC 27103

THIS DEED made this 4th day of October, 2019 by and between

GRANTOR

KT Properties, LLC
a North Carolina limited liability company
2143 Jamestown Road
Winston-Salem, NC 27106

GRANTEE

V. Leigh Properties, LLC
a North Carolina limited liability company

Property Address:
2231 Sunshine Avenue
&
1932 Bedford 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 that certain lot or parcel of land and more particularly described as follows:

See attached Exhibit A

submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3048, Page 1657-1658, Forsyth County Registry. 1932 Bedford Street hereinabove described was acquired by Grantor by instrument recorded in Book 3094, Page 379-380, Forsyth County Registry

A map showing the above described property is recorded in **Plat Book 4, Page 202**, and referenced within this instrument.
1932 Bedford Street - A map showing the above described property is recorded in **Plat Book 3, Page 83-A**, and referenced within this instrument.

The above described property ☐ does ☒ 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

KT Properties, LLC _____ (SEAL)
(ENTITY NAME)

By: *Keith Tanner* _____ (SEAL)
Title: Keith Tanner, Member/Manager

By: _____ (SEAL)
Title: _____

State of North Carolina

County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Keith Tanner personally came before me this day and acknowledged that he is the Member/Manager of KT Properties, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 4th day of October, 2019.

My Commission Expires:

10-23-2021

Katie S. Rebert
Notary Public
Katie S. Rebert
Printed Name of Notary

(SEAL)

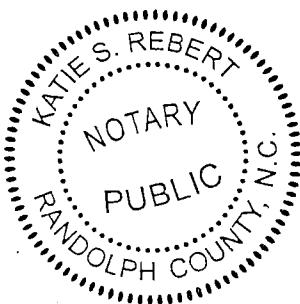


EXHIBIT A

TRACT I

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF WINSTON-SALEM, WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 10 ON THE MAP SHOWING THE SUBDIVISION OF THE PROPERTY OF ALLIE NISSEN LINVILLE, RECORDED IN PLAT BOOK 4, PAGE 202, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND BEING THE IDENTICAL PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 872, PAGE 152, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

TRACT II

All that certain lot or parcel of land and more particularly described as follows:

Fronting 50.8 feet on the south side of Linville Street (now Bedford Street) and extending back South 160 feet to the land of A. E. Linville, and being known and designated as Lot No. 2 in Boone Hill Development, as recorded in Plat Book 3, Page 83-A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

A map showing the above described property is recorded in Plat Book 3, Page 83-A, and referenced within this instrument.

Subject to easements, restrictions, and covenants of record, if any.