

2020059216 00242

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$710.00

PRESENTED & RECORDED
12/23/2020 04:42:48 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3576

PG: 447 - 449

SPECIAL WARRANTY DEED

Excise Tax: \$710.00

PREPARED BY: Heather Kiger Law, PLLC

MAIL TO Grantee:

No Title Search Requested or Performed

Property Address: 220 N. Hawthorne Rd Winston-Salem, NC 27104

Tax Parcel: 6825-56-5856.00

NOT GRANTOR'S PRIMARY RESIDENCE

THIS DEED, made this 22nd day of December, 2020, by **WILMA PROPERTIES, LLC,**
a North Carolina Limited Liability Company, party of the first part, and **V Plus, LLC a North**
Carolina Limited Liability Company party of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount
and other considerations, to him paid by the said party of the second part, the receipt of which is hereby
acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said
party of the second part, and the heirs and assigns of said party of the second part, all her interest in that
certain lot or parcel of land situated in the County of Forsyth, State of North Carolina, more particularly
described as follows, to wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances
thereunto belonging to the said party of the second part and the heirs and assigns of said party forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of
record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that she is seized of said premises in fee and has
the right to convey same in fee simple; that he will WARRANT AND DEFEND the said title to the same
against the claims of all persons claiming by, through and under him.

Submitted electronically by "Craig 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.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal, the day and year first above written.

Wilma Properties, LLC

Amy Feeney (SEAL)
By: Amy Feeney, Managing Member

State of North Carolina
County of Mecklenburg

I, Nimesh R. Patel, the undersigned Notary Public of County and State aforesaid, certify that the following person (s) personally appeared before me this day, Amy Feeney, acknowledging to me that he or she voluntarily signed the foregoing documents for the purpose stated herein and in the capacity indicated: Managing Member of Wilma Properties, LLC, a North Carolina Limited Liability Company

WITNESS my hand and official stamp or seal, this 22 day of December, 2020

My commission expires: 11/7/2024

Nimesh R. Patel
Notary Public Signature

Nimesh R. Patel
Notary's printed or typed name

SEAL

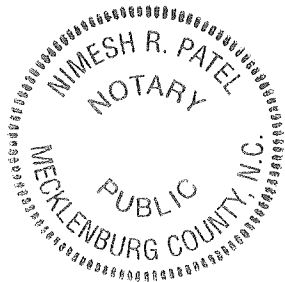


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at a point in the intersection of the southwestern edge of Glade Street (now Hawthorne Road) with the southeastern edge of the right-of-way of the Southern Railroad, running thence along and with the southeastern line of the right-of-way of the Southern Railroad in a southwesterly direction 89.4 feet, more or less, to a point; thence in a southeasterly direction 169.5 feet, more or less, to a point in the northwestern edge of Davie Avenue (now Northwest Boulevard); thence along and with the said northwestern edge of Davie Avenue (now Northwest Boulevard) in a northeasterly direction 77.1 feet, more or less, to a point in the northwestern intersection of Davie Avenue (now Northwest Boulevard) and Glade Street (now Hawthorne Road); thence in a northwesterly direction along and with the southwestern edge of Glade Street (now Hawthorne Road) 157.9 feet, more or less, to a point, the place of beginning.

The tract of land above described being know and designated as Lot No. 15 in Block No. 2 of West Highlands Section No. 1, according to a map or plat dated September 1912, revised by S. B. Hanes, C. E., which map or plat is recorded in the Office of the Register of Deeds of Forsyth County in Plat Book No. 2, at page 46A, reference to which is hereby made.

Subject to restrictions recorded in Deed Book 588, page 306, and Cable Television Installation Agreement with Summit Cable Services of Forsyth County, Inc., recorded in Book 1775, page 1520, Forsyth County Registry.

The above-described property was acquired by Jack L. Covington by deeds recorded in Deed Book 588, page 306, and Deed Book 715, page 118, Forsyth County Registry.