

2018041030 00036
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$500.00
 PRESENTED & RECORDED
 10/23/2018 10:58:33 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST
BK: RE 3430
PG: 3953 - 3955

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier Number: 6825-97-8566.00

This instrument was prepared by: Jerry Rutledge, a licensed North Carolina attorney, title search or closing performed by drafting attorney

Property Address: 523 N. Spring Street, Winston-Salem, NC 27101

Mail tax bills to Grantee: Equity Trust Company, 209 Elmwood Forest Court, Lewisville, NC 27023

Brief description for the Index: Lot 117 of Plat of West-End Hotel and Land Co. Plat Book 8, Page 83

THIS DEED made this 15th day of October, 2018, by and between

GRANTOR	GRANTEE
<p>JAMES A. BULLARD, II and wife, KIMBERLY WILSON BULLARD 2235 East Road Walnut Cove, NC 27052</p>	<p>EQUITY TRUST COMPANY CUSTODIAN FBO SCOTT DAHLIN IRA (a 60% undivided interest); and, TERMOTTO PROPERTIES, LLC a North Carolina limited liability company (a 40% undivided interest) 209 Elmwood Forest Court, Lewisville, NC 27023</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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents doth grant, bargain, sell and convey unto the Grantees in fee simple, as set out above, all that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at the northeast corner of the intersection between Spring Street and Pilot View Street (also known as 5 1/2 Street) and running thence in a northerly direction with the eastern line of Spring Street seventy feet to a point; thence eastwardly 150 feet to a point; thence southwardly 70 feet to the northern line of Pilot View Street; thence in a westerly direction with the northern line of Pilot View Street 150 feet to the point of BEGINNING, being Lot 117 of Section 1 as shown on "Plat of the Properties of the West-End Hotel and Land Co. Winston, N. C." dated August, 1890 and recorded in Plat Book 8, Page 83, Office of the Register of Deeds of Forsyth County, North Carolina, and being the same property described in Deed Book 180, Page 154 and Deed Book 57, Page 540, in the Office of the Register of Deeds of Forsyth County, North Carolina. See Deed Book 1001, Page 472, Forsyth County Registry.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does not include the primary residence of the Grantors.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3388, Page 2694, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple as set out above.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

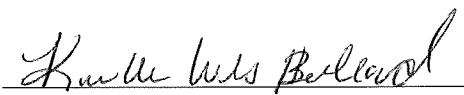
Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.

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



James A. Bullard, II

(SEAL)



Kimberly Wilson Bullard

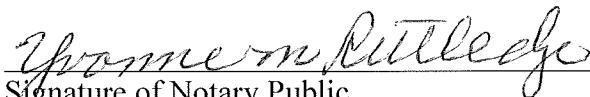
(SEAL)

State of North Carolina, County of Stokes

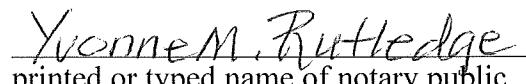
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

James A. Bullard, II and wife, Kimberly Wilson Bullard

Date: 10/22/2023



Signature of Notary Public



printed or typed name of notary public

My Commission Expires: 4/18/2023
(affix notary seal below)

