



2019051725 00269

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1680.00

PRESENTED & RECORDED:

12-23-2019 03:55:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPT

BK: RE 3500

PG: 625-627

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,680.00

Parcel Identifier No. 6835-27-1110

Verified by Forsyth County on the ___ day of December, 2019

By: _____

Mail/Box to: Bell, Davis & Pitt, P.A., 100 N. Cherry Street, Suite 600, Winston-Salem, NC 27101

(LCB) Box 106

This instrument was prepared by: Leigh C. BagleyBrief description for the Index: 408 N. Liberty St., Winston-Salem, NCTHIS DEED made this 20th day of December, 2019, by and between

GRANTOR	GRANTEE
NGUYEN XAM & NGUYEN HANNAH 1493 Bromwich Dr. Winston-Salem, NC 27127	MF-CHERRY PIE, LLC 26 Milton Ave. Alpharetta, GA 30009

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, NC,

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

See Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

The Property was acquired by Grantor by instrument recorded in Book 3221 page 347.

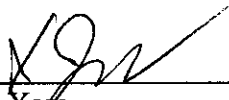
All or a portion of the Property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book ____ page ____.

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.

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

GRANTOR:

By:  (SEAL)
Nguyen Xam

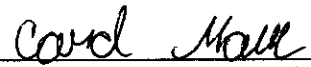
By:  (SEAL)
Nguyen Hannah

State of NORTH CAROLINA – County of FORSYTH

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Nguyen Xam & Nguyen Hannah, individual residents of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein.

My Commission Expires: 2/27/2024

(Affix Seal)


Notary Public

Carol Mann
Notary's Printed or Typed Name
12/20/2019

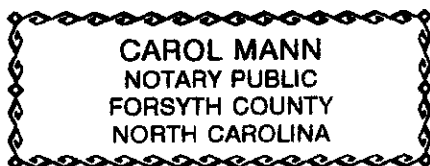


EXHIBIT A
(Legal Description)

BEGINNING at a point on the north side of Fourth Street ninety-nine and five one-hundredths feet (99.05') Westerly from the northwest corner of Fourth and Liberty Streets, it being (now or formerly) E. W. O'Hanlon's southwest corner, running thence Northerly with O'Hanlon's line forty-five and fourteen one-hundredths (45.14'), thence Easterly with O'Hanlon's line nine and three one-hundredths feet (9.03'); thence Southerly with O'Hanlon's line eleven and one-tenth feet (11.1'); thence Easterly with O'Hanlon's line and parallel or nearly so with Fourth Street ninety feet (90') to the west side of Liberty Street; thence Northerly along the westerly side of Liberty Street Sixty-Six and seven one-hundredths feet (66.07'), more or less to the southerly side of an alley (now or formerly) known as Plank Road Alley; thence Westerly along the southerly side of said alley one hundred and twenty-four and twenty-five one-hundredths feet (124.25') to a point on the south side of said alley at the northeast corner of (now or formerly) A.F. Sams' property; thence Southerly along Sams' line one hundred feet and thirty eight one-hundredths of a foot (100.38'), more or less to the northerly side of Fourth Street, it being Sams' southeast corner; thence with the north side of Fourth Street in an easterly direction twenty-six and two-tenths feet (26.2') to the place of beginning.