

FILED Dec 30, 2021  
 AT 02:13:52 PM  
 BOOK 01344  
 START PAGE 0037  
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 INSTRUMENT # 06242  
 EXCISE TAX \$2,543.00

Tax Collector: RB  
 Land Records: RB  
 Tax Appraisal: RB

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2543.00

Parcel Identifier No.: 580720919245

Return after recording to: 514 S. Stratford Road, Suite 333 Winston-Salem, NC 27103

Mail tax bills to Grantee: 6220 Kit Creek Road Morrisville, NC 27560

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: 580720919245

THIS DEED made this 30th day of December 2021, by and between,

GRANTOR	GRANTEE
<p><b>GJK PROPERTIES, LLC</b>                      (A NORTH CAROLINA LIMITED                      LIABILITY COMPANY)</p>	<p><b>SARO, LLC</b>                      (A NORTH CAROLINA LIMITED                      LIABILITY COMPANY)                      Mailing Address:                      6220 Kit Creek Road Morrisville, NC 27560</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 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 Yadkin County, North Carolina and more particularly described as follows:

ALL that certain parcel of land situate in the county of Yadkin, State of North Carolina.

SEE EXHIBIT A ATTACHED

PIN# 580720919245

Property Address: 103 Willow Street Yadkinville, NC 27055

None of the property herein conveyed does not includes the primary residence of Grantor.

TO HAVE AN D TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

The above described property is being sold "as-is"

submitted electronically by "D. Barrett Burge"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Yadkin County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: this conveyance is made subject to all restrictive covenants, easements and restrictions of record affecting the title to said real estate.

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

**GJK PROPERTIES, LLC**

By *Anargiros Kontos* (SEAL)  
Anargiros Kontos, Member/Manager

State of North Carolina  
County of Forsyth

I, *Jennifer L Hayes* a Notary Public, do hereby certify that **Anargiros Kontos, Member/Manager for GJK Properties, LLC** personally came before me this day and acknowledged that t (s)he in such representative capacity voluntarily signed this instrument for the purposes stated therein.

Witness my hand and Notarial stamp or seal this 30 day of December, 2021.

*Jennifer L Hayes*  
Jennifer L Hayes, Notary Public  
Notary's printed or typed name

My Commission Expires: 11-18-2025

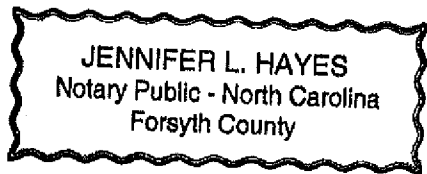


EXHIBIT A  
LEGAL DESCRIPTION

Being at a certain tract or parcel of land located on US 601 in the City of Yadkinville, County of Yadkin, North Carolina being more particularly described as follows:

Beginning at a point at US 601 and Birch Street and continuing south 87 degrees 25 minutes 15 seconds east for a distance of 198 feet to a point. Thence south 02 degrees 34 minutes 09 seconds west for a distance of 198 feet to a point. Thence north 87 degrees 25 minutes 51 seconds west for a distance of 198 feet to a point. Thence north 02 degrees 34 minutes 09 seconds east for a distance of 198 feet to the point of beginning, and consisting of .9 acres.