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BY: AMY L SIMPSON

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**GUILFORD COUNTY, NC**  
 JEFF L. THIGPEN  
 REGISTER OF DEEDS

NC FEE \$26.00  
 STATE OF NC  
 REAL ESTATE  
 EXT X \$3252.00

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,252.00

Parcel Identifier Number: 12805 & 12806 Verified by Guilford County

By: \_\_\_\_\_

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Metes & Bounds; Lots 1, 2, 3, 4 & 5, Irving Park, PB 15-23

THIS DEED made this 15<sup>th</sup> day of MARCH, 2023 by and between

GRANTOR	GRANTEE
Irving Park Holdings, LLC, a North Carolina limited liability company  <u>Forwarding Address:</u> 2009 North Elm Street Greensboro, NC 27408	2007 N Elm St, LLC, a North Carolina limited liability company  <u>Property Address:</u> 2007 & 2009 North Elm Street Greensboro, NC 27408  <u>Mailing Address:</u> 2522 Randleman Road Greensboro, NC 27406

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 the Morehead/Gilmer Township, Guilford County, North Carolina and more particularly described as follows:

**PLEASE SEE ATTACHED EXHIBIT "A"**

All or a portion of the property herein conveyed [ ] includes or [X] does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6430 Page 807.

A map of the property conveyed is recorded at Plat Book 15 Page 23.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
 Printed by Agreement with the NC Bar Association

Submitted electronically by "Orenstein Law PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

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 has done nothing to impair such title as Grantor received, and that 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:

Easements, restrictions and rights of way of record as well as ad valorem taxes for the current year.

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

Irving Park Holdings, LLC

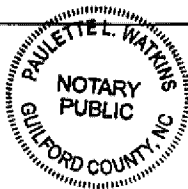
Walter L. Shuler, Jr. Member/Manager (SEAL)  
By: Walter L. Shuler, Jr., Member/Manager

State of North Carolina  
County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that **Walter L. Shuler, Jr.** personally came before me this day and acknowledged that s/he is the **Member/Manager** of **Irving Park Holdings, LLC**, a limited liability company, and that by authority duly given and as the act of such entity, s/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 15<sup>th</sup> day of March, 2023.

My Commission Expires: 7/1/2023  
(Affix Seal)

Paulette L. Watkins  
Paulette L. Watkins Notary Public  
Notary's Printed or Typed Name



**Exhibit "A"****Property of 2007 N Elm Street, LLC, a North Carolina Limited Liability Company  
2007 & 2009 North Elm Street**

BEGINNING at an existing iron pipe in the western margin of North Elm Street, the said point being the northeast corner of Lot 24 of the Resubdivision of Part of Blocks 1, 2 and 7 Elmwood Section, Irving Park, as per plat thereof recorded in Plat Book 15, Page 23, and running thence with the said subdivision North 86 degrees 37 minutes 07 seconds West 59.72 feet to an existing iron pipe, the common corner of Lots 24 and 23 of the said subdivision; thence still with the subdivision North 35 degrees 17 minutes 25 seconds West 176.76 feet to an existing iron pipe; the common corner of Lots 19 and 20 of the said subdivision; thence with Lot 19 of the said subdivision North 03 degrees 48 minutes 43 seconds East 38.64 feet to a point in the line of Lot 19 of the said subdivision; thence South 86 degrees 31 minutes East 170.25 feet, running thence South 03 degrees 29 minutes West 164.88 feet to the point and place of BEGINNING, and being Lots 1, 2, 3, 4 and 5 of the Resubdivision of Part of Blocks 1, 2 and 7, Elmwood Section, Irving Park, as per plat thereof recorded in Plat Book 15, Page 23 in the Office of the Register of Deeds of Guilford County, together with the southern portion of an undesignated area on the said plat. The above described property being the same as that property described in Deeds recorded in Book 3750, at Page 1775 and in Book 3750, at Page 1781 in the Guilford County Register of Deeds.

The subject property is the same as that property described in Deed Book 6430, Page 807, Guilford County Registry and is further designated as Tax Parcel Identifier Numbers 12805 & 12806 on the Guilford County Tax Maps.