

2022023413

DAVIDSON COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED

10/20/2022 11:01:30 AM

MICHAEL E. HORNE

REGISTER OF DEEDS

BY: TARA W. WHITMAN

DEPUTY

BK: DE 2572

PG: 1801 - 1803

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

Parcel Identifier No.: 11-005-0-000-0001

11-005-0-000-001-C, 11-016-0-000-0001-D

Mail after recording to: Grantee

This instrument prepared by: Justice Law PA, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

Brief Description from the Index: Meets and Bounds, 0 Biesecker Rd., Lexington, NC 27295

THIS DEED made this 20th day of October, 2022, by and between

GRANTOR	GRANTEE
Cornerstone Community Church, a Non-Profit Organization	Trusted Tracts LLC, a South Carolina Limited Liability Company
407 Conner St., Apt. A Lexington, NC 27292	16 Sugarberry Dr. Greenville, SC 29615

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 Lexington Township, Davidson County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2434, Page 546, Davidson County Registry.

Submitted electronically by "Justice Law Group, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davidson County Register of Deeds.

A map showing the above described property is recorded in Plat Book ___, Page ___, and referenced within this instrument.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, covenants, restrictions, and rights-of-way of record, if any, and ad-valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

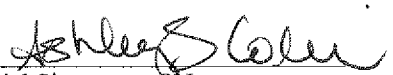
Cornerstone Community Church

By: 
Monique S. Lewis, Executive Pastor

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Ashley Collier a Notary Public, certify that **Monique S. Lewis** personally came before me this day and acknowledged that he/she is Executive Pastor of Cornerstone Community Church, a Non-Profit Organization, and that he/she, as Executive Pastor, being authorized to do so, executed the foregoing on behalf of Cornerstone Community Church.

Witness my hand and official seal this 20th day of October, 2022.


Official Signature of Notary

My Commission Expires: 10-1-2026

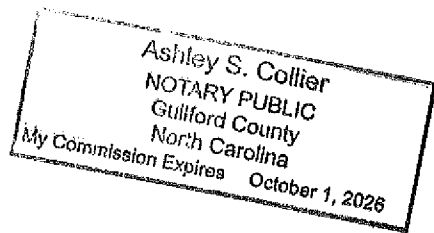


Exhibit "A"

Tract I:

Parcel ID # 1100500000001

All those certain tracts, pieces or parcels of land with the improvements thereon and the appurtenances thereto belonging, lying and being in the County of Davidson, North Carolina, designated as Tract 1 containing 12.375 acres of land as shown on a plat of survey made by Lexington Land Surveying, dated May 12, 2000, Entitled "J & A Investments, Inc." and recorded in Book 32, Page 21, in the Office of the Register of Deeds for Davidson County, North Carolina,

LESS and EXCEPT the following: BEGINNING at an iron stake located on Biesecker Road, said iron stake being corner to Ike C. Essick (Deed Book 638, Page 727, Davidson County Registry) and being on the southern right of way of Biesecker Road; thence with Biesecker Road South 87° 53' 30" East 392.22 feet to an iron stake, corner to Westbrook Properties, L.L.C. (Deed Book 1116, Page 1483, Davidson County Registry); thence South 06° 22' 03" West 38.38 feet to an iron stake, thence South 18° 35' 28" West 206.25 feet to an iron stake; thence South 27° 53' 24" West 374.85 feet to an iron stake; thence South 13° 16' 12" West 250.00 feet to an iron stake; thence South 39° 58' 09" West 13.82 feet to a piece of rebar; thence North 75° 30' 40" West 115.2 feet to a concrete monument, corner to Ike C. Essick; thence with the Ike C. Essick line North 02° 13' 20" East 806.00 feet to the place of the beginning and containing 4.7 acres, more or less.

Reference : Deed Book 1186, Page 33, Davidson County Registry.

Tract II:

Parcel ID #1101600000001D

BEGINNING at a point on the western right of way of Swing Dairy Road, said point being the northeastern corner of Mt. Moriah Manor's property as shown in Deed Book 612, Page 752 and running thence North 74° 08' 45" West 503.51 feet to a point on the line of Lot 16 of Woodcrest, Section Four, as shown in Plat Book 10, Page 6, Davidson County Registry and running thence North 29° 19' 16" East 924.81 feet to a concrete marker on the line of Lot 11, Woodcrest, Section Six, Plat Book 14, Page 13, Davidson County Registry; thence South 89° 59' 48" East 759.98 feet to a concrete marker found on the western right of way of the Winston-Salem Southbound Railway property; thence South 19° 45' 55" West 621.53 feet to a point on the northern right of way of Swing Dairy Road; thence with the right of way of Swing Dairy Road North 85° 05' 00" West 91.511 feet to a point; thence with the curve of Swing Dairy Road an arc distance of 437.32 feet and a radius of 367.03 feet with a chord bearing and distance of South 58° 21' 00" West 437.32 feet to a point; thence South 21° 47' 01" West 147.86 feet to the point and place of beginning and containing 14.687 acres, as shown on a map by Lexington Land Surveying dated 5/23/00 and being a portion of the property as shown in Deed Book 499, Page 173, in the Office of the Register of Deeds for Davidson County, North Carolina. Also, see Plat Book 32, Page 31, Davidson County Registry.

Reference: Deed Book 1186, Page 1318 and Deed Book 1505, Page 1720, Davidson County Registry.

Tract III:

Parcel ID #1100500000001C

BEGINNING at an iron stake located on Biesecker Road, said iron stake being corner to Ike C. Essick (Deed Book 638, Page 727, Davidson County Registry) and being on the southern right of way of Biesecker Road; thence with Biesecker Road South 87° 53' 30" East 392.22 feet to an iron stake, corner to Westbrook Properties, L. L. C. (Deed Book 1116, Page 1483, Davidson County Registry); thence South 06° 22' 03" West 38.38 feet to an iron stake; thence South 18° 35' 28" West 206.25 feet to an iron stake; thence South 27° 53' 24" West 374.85 feet to an iron stake; thence South 13° 16' 12" West 250.00 feet to an iron stake; thence South 39° 58' 09" West 13.82 feet to a piece of rebar; thence North 75° 30' 40" West 115.2 feet to a concrete monument, corner to Ike C. Essick; thence with the Ike C. Essick line North 02° 13' 20" East 806.00 feet to the place of the beginning and containing 4.7 acres, more or less.

Reference: Deed Book 1186, Page 33 and Deed Book 1787, Page 1001, Davidson County Registry.