

2019027456 00058

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED
 07/16/2019 10:17:19 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3471**PG: 1507 - 1510**

Commitment Number: 190686118
 Seller's Loan Number: 409985520

After Recording Return To:
 ServiceLink, LLC
 1400 Cherrington Parkway
 Moon Township, PA 15108

NORTH CAROLINA SPECIAL WARRANTY DEEDExcise Tax **\$80.00**

Recording Time, Book and Page

Tax Parcel Identifier No. **6857-71-2906.000**

Verified by _____ County on the _____ day of _____
 by _____

Mail/Box to **7763 CRAIG RD, BELEWS CREEK, NC 27009**

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, a licensed North Carolina attorney, without title examination.

THIS DEED made this JUNE 26, 2019, by and between

GRANTOR	GRANTEE
FIFTH THIRD BANK	HART CONSTRUCTION SERVICES, LLC
whose address is 5001 KINGSLEY DRIVE, CINCINNATI, OH 45227	whose address is P.O. BOX 24, BELEWS CREEK, NC 27009

Property Address is: 4680 REIDSVILLE RD, WINSTON SALEM, NC 27101
 Page 1 of 4

Submitted electronically by "Stern & Eisenberg Southern PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

The property conveyed is not the principal residence of the grantor.

WITNESSETH

FIFTH THIRD BANK, grantor, for \$39,700.00 (Thirty Nine Thousand Seven Hundred Dollars and Zero Cents) in consideration paid, hereby gives, grants, bargains, sells and conveys, with special warranty covenants, in fee simple, subject to the exceptions and reservations hereafter provided, if any, to **HART CONSTRUCTION SERVICES, LLC**, hereinafter grantee, whose tax mailing address is **7763 CRAIG RD, BELEWS CREEK, NC 27009**, the following described real property:

BEGINNING AT AN ESTABLISHED IRON PIN WITHIN THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 158, SAID EXISTING IRON PIPE BEING THE WESTERN CORNER OF THE THERESA M. GAGAN PROPERTY AS DESCRIBED IN DEED BOOK 1650, PAGE 144, FORSYTH COUNTY REGISTRY WHERE SAID GAGAN PROPERTY INTERSECTS WITHIN THE SAID RIGHT OF WAY OF U. S. HIGHWAY 158; THENCE ALONG SAID GAGAN PROPERTY CROSSING THE EASTERN RIGHT OF WAY OF SAID U. S. HIGHWAY 158 SOUTH 36° 25' 00" EAST 308.45 FEET TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID GAGAN PROPERTY NORTH 68° 00' 00" EAST 95.36 FEET TO AN EXISTING IRON PIPE IN THE M. M. WESTMORELAND HEIRS PROPERTY; THENCE WITH SAID WESTMORELAND HEIRS PROPERTY SOUTH 05° 40' 23" WEST 345.00 FEET TO AN EXISTING IRON PIPE IN THE CHARLES E. ROBERTSON PROPERTY AS DESCRIBED IN DEED BOOK 1337, PAGE 272, FORSYTH COUNTY REGISTRY; THENCE WITH SAID ROBERTSON PROPERTY CROSSING THE BRANCH, NORTH 37° 41' 23" WEST 487.06 FEET TO AN AXLE; THENCE NORTH 24° 41' 00" EAST 65.95 FEET TO AN EXISTING PIPE; THENCE NORTH 19° 11' 16" WEST, CROSSING THE EASTERN RIGHT OF WAY OF U. S. HIGHWAY 158 60.40 FEET TO AN EXISTING IRON PIPE WITHIN SAID RIGHT OF WAY; THENCE NORTH 44° 35' 46" EAST 75.00 FEET TO THE POINT AND PLACE OF BEGINNING, BEING 1.71 ACRES, MORE OR LESS, ACCORDING TO AN UNRECORDED MAP OR PLAT BY LARRY L. CALLAHAN, R. L. S., DATED AUGUST 30, 1990. TAX ID: 6857-71-2906.000
Property Address is: 4680 REIDSVILLE RD, WINSTON SALEM, NC 27101

Said property having been previously acquired by Grantor by: **2019005207 00047, Official Records Book RE 3445, Page 4452**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Property Address is: 4680 REIDSVILLE RD, WINSTON SALEM, NC 27101

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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, except for the exceptions herein stated.

The Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Property Address is: 4680 REIDSVILLE RD, WINSTON SALEM, NC 27101

IN WITNESS WHEREOF, Grantor has executed this instrument as of
June 26, 2019:

FIFTH THIRD BANK

By: _____

Print/Type Name: Janet Smith
 Assistant Vice President



Title: _____

Kimberly Hoff
 Witness Signature

Kimberly Hoff
 Officer

Witness Printed Name

STATE OF OHIO
 COUNTY OF HAMILTON

I, the undersigned Notary Public of the County and State aforesaid, certify that
Janet Smith its Assistant Vice President on behalf of **FIFTH THIRD BANK**, personally appeared before me this June 26, 2019 day and acknowledged that by authority duly given and as the act of **FIFTH THIRD BANK** and on behalf of **FIFTH THIRD BANK** he/she executed this deed as his/her free and voluntary act for the purposes set forth in this instrument and that he or she signed this foregoing instrument on behalf of **FIFTH THIRD BANK** as its act and deed.

Tina Johnson
 Notary Public



TINA JOHNSON
 Notary Public, State of Ohio
 My Commission Expires
 April 23, 2022

Property Address is: 4680 REIDSVILLE RD, WINSTON SALEM, NC 27101