

2020013350 00118

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$60.00

PRESENTED & RECORDED

04/02/2020 03:02:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3516**PG: 3157 - 3159****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$60.00

Primary Residence: No

Parcel Identifier No. 6837-04-0701.000 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, Attorney at Law, 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 for the Index: _____

THIS DEED made this 1st day of April, 2020, by and between**GRANTOR**

TRUEPRO.CO., LLC
 A NORTH CAROLINA
 LIMITED LIABILITY COMPANY
 1630 ASHMEAD LANE
 CLEMMONS, NC 27012

GRANTEE

HD REAL ESTATE INVESTMENTS, LLC
 A NORTH CAROLINA
 LIMITED LIABILITY COMPANY
 936 WEST 4TH STREET, SUITE 202
 WINSTON-SALEM, NC 27101

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

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3504, Page 2574.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
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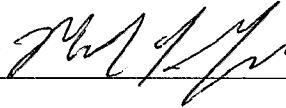
Submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 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, other than the following exceptions:

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

TRUEPRO.CO., LLC
(Entity Name)

 (SEAL)

By: Mark L. Gress
Title: Manager

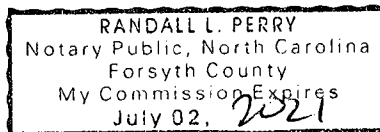
State of North Carolina - County of Forsyth

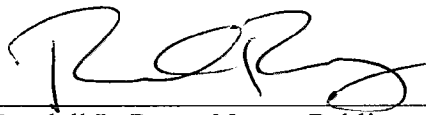
I, Randall L. Perry, the undersigned Notary Public, certify that MARK L. GRESS personally came before me this day and acknowledged that he is the Manager of TRUEPRO.CO., LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 2nd day of April, 2020.

My Commission Expires: 7-2-2021

Notary Seal:




Randall L. Perry, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Being known and designated as Lot Nos. 76, 77, 78, 79, and 80, as shown on the Map of Marvin Height Development as the same is recorded in Plat Book 3, Page 42, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 211 ALSPAUGH STREET
 WINSTON-SALEM, NC 27105