

2021046374 00167

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
08/26/2021 01:32:29 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3636
PG: 125 - 130

Excise Tax: \$140

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by and return to: Triangle Legal
2500 Regency Parkway
Cary, North Carolina 27518

Submitted electronically by Naji PLLC
in compliance with North Carolina
statutes governing recordable
documents and the terms of the
submitter agreement with the Forsyth
Register of Deeds.

PIN: 6837-24-4532

Real Estate ID: 6837244532000

Brief Description for the Index: LT Patterson Ave & Burnham Dr Exc Esmt

THIS DEED made effective the 27th day of August 2021, by and between

GRANTOR

John C. Hoyle and spouse, Susan M. Hoyle
200 Congress Avenue, Unit 19AC
Austin, Texas 78701

Arlene Fickler

Executrix of Estate of Lawrence T. Hoyle, Jr.
1600 Market St, Suite 3600
Philadelphia, PA 19103

GRANTEE

Capstone Management Group LLC
PO Box 550849
Gastonia, NC 28055

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 contract.

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 those certain lots or parcels of land situated in **Forsyth County**, State of North Carolina and more particularly described on **Exhibit A** attached hereto.

The property hereinabove described does not contain the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by the instruments recorded in Book 1196, Page 1690 in the Forsyth County Registry.

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 Grantor covenants with Grantee, the 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:

1. 2021 ad valorem taxes;
2. General service and utility easements and rights of way of records; and
3. Restrictions of record, together with amendments, if any.

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

[Signature page begins on the following page]

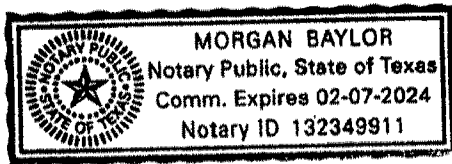
John C. Hoyle (SEAL)
John C. Hoyle

STATE OF Texas
COUNTY OF Travis

I, Morgan Baylor, a Notary Public, do hereby certify that **John C. Hoyle** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 24th day of August, 2021.

[NOTARY SEAL]



Morgan Baylor
Notary Public

My Commission Expires:

02-07-2024

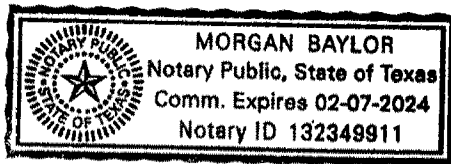
Susan M. Hoyle (SEAL)
Susan M. Hoyle

STATE OF Texas
COUNTY OF Travis

I, Morgan Baylor, a Notary Public, do hereby certify that **Susan M. Hoyle** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 24th day of August, 2021.

[NOTARY SEAL]



Morgan Baylor
Notary Public

My Commission Expires:

02-07-2024

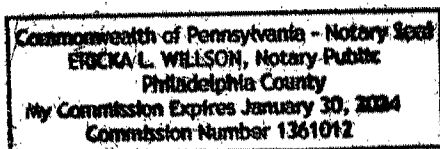
Arlene Fickler (SEAL)
Arlene Fickler

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

I, Ericka L. Willson, a Notary Public, do hereby certify that **Arlene Fickler** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 25 day of August, 2021.

[NOTARY SEAL]



Ericka L. Willson
Notary Public

My Commission Expires:

01/30/2024

Exhibit A

BEGINNING at a point in the northwestern corner of the intersection of Patterson Avenue and Burnham Drive and running thence with the northern margin of Burnham Drive south $89^{\circ} 17' 30''$ west 267.27 feet to an iron in the line of that property known as Northhills Phase I shown on Flat Book 24 at Page 97 in the Office of the Register of Deeds of Forsyth County; running thence with the eastern line of said Phase I of Northhills, north $3^{\circ} 23' 30''$ west 367.40 feet to the southern right-of-way line of new U.S. Highway No. 52 at the ramp; running thence in an easterly direction with the right-of-way line to the western margin of Patterson Avenue; and running thence with the western margin of Patterson Avenue south $15^{\circ} 14' 30''$ west to the place of BEGINNING.

There is excepted from the foregoing conveyance and the warranties herein described that permanent construction easement in favor of the North Carolina State Highway Commission that exists in the northwestern corner of the above tract.