

2021059430 00141FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$212.00

PRESENTED & RECORDED

10/29/2021 12:16:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3651**PG: 4408 - 4409****GENERAL WARRANTY DEED**Excise Tax: **\$212**Tax Parcel ID No. 6837-04-0823 Verified by _____ County
on the ____ day of _____, 20____ By: _____Mail/Box to: GranteeThis instrument was prepared by: Donato Law, PC (without closing)Brief description for the Index: Lot 2, Exclusion Map for Grace Sheets

THIS DEED, made this the ____ day of October, 2021, by and between

GRANTOR: Legacy Capital Investment Group, Inc., a Delaware Corporationwhose mailing address is 1250 Revolution Mill Dr., Ste. 182, Greensboro, NC 27405(herein referred to as **Grantor**) and**GRANTEE:** HCS Investment Properties, LLC, a North Carolina Limited Liability Companywhose mailing address is 3057 Upland Place, Clemmons, NC 27012(herein referred as **Grantee**) and**WITNESSETH:**For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Winston-Salem, County of Forsyth, State of North Carolina, more particularly described as follows:**Being known and designated as Lot 2, EXCLUSION PLAT FOR GRACE SHEETS, BEING A RECOMBINATION OF TAX PIN's 6887-04-0951.00 AND 6887-04-0812.00, as per plat thereof recorded in Plat Book 58, Page 175, Forsyth County Registry, North Carolina.**Property Address: 219 Alspaugh Drive, Winston-Salem, NC 27105

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book _____, Page _____ and being reflected on plat(s) recorded in Plat Book 3 page/slide 42-A and Plat Book 58 at Page 175

Submitted electronically by "Kasper & Payne, P.A."
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 unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations: subject to easements and restrictions of record, if any; and 2021 property taxes.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Legacy Capital Investment Group, Inc

By: 

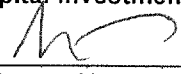
Print/Type Name: Chase Taylor

Title: Vice President

State of North Carolina _____
County of Guilford _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Chase Taylor, Vice President of Legacy Capital Investment Group, Inc

Date: 10/26/21


Anthony P. Donato Notary Public
Notary's Printed or Typed Name

My Commission Expires:
03/25/23

(Official/Notarial Seal)

