



2021060635 00201
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
11-04-2021 03:16:07 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3653
PG: 2120-2123

GENERAL WARRANTY DEED

REVENUE: \$ 0

Tax Parcel ID No. 6815-61-8097 _____ Verified by _____ County on the _____ day
of _____, 20____ By: _____

Envelope

Mail/Box to: Thomas N. Hannah, Attorney at Law, P.O. Drawer 1989, Hickory, NC 28603
This instrument was prepared by: Thomas N. Hannah, Attorney at Law, P.O. Drawer 1989, Hickory, NC 28603
Brief description for the Index:

THIS DEED, made this the 26 day of October, 2021, by and between

GRANTOR: Propst-Blodgett, LLC, a North Carolina Limited Liability Company
whose mailing address is : _____
(herein referred to collectively as Grantor) and

GRANTEE: Elgin Properties II, LLC, a North Carolina Limited Liability Company, a 50% interest as Tenants
in Common, whose mailing address is: 112 Elgin Place, Greensboro NC 27410 and
HGMC2, LLC, a North Carolina Limited Liability Company, a 50% interest as Tenants in Common
whose mailing address is: 9554 Hunting Court, Matthews, NC 28105
(herein referred to collectively as Grantee)

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of
entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

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 as Tenants in Common in fee simple, subject to the
Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Winston
Salem, Winston Township, County of Forsyth, State of North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT 'A'

Property Address: 3041 Trenwest Drive, Winston Salem, NC 27103

The preparer of this instrument performed no title examination, gives no title opinion nor participated in a closing
involving this instrument.

Said property having been previously conveyed to Grantor by Instrument(s) recorded in Book 2328, Page 1860 and
being reflected on plat(s) recorded in Map/Plat Book _____ Page/Slide _____.

All or a portion of the property herein conveyed [] includes or [X] does not include the primary residence of a Grantor.

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:

This conveyance is made subject to restrictive covenants and encumbrances of record, and to any and all easements and rights of way on location on the above described property heretofore granted or existing in favor of any individuals, corporations, public or private associations of individuals, public utilities and governmental agents, commissions or departments for the purpose of constructing, erecting, laying, building or maintaining any streets, roads, highways, signs, service alleys, power lines or poles, gas lines, water lines, lines for pipes or sewer lines and any and all other similar or related public or private utility service facilities or otherwise.

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.

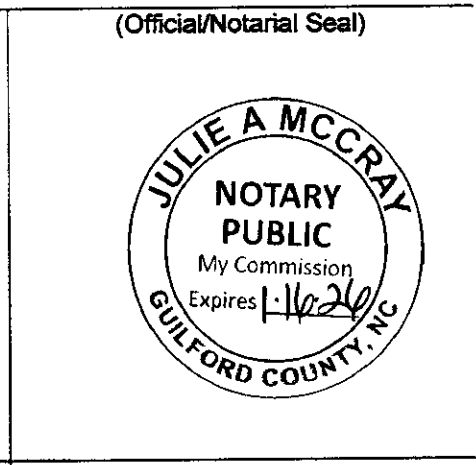
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

PROPST-BLODGETT, LLC

Catherine E. Propst, Member/Manager (SEAL)
By: Catherine E. Propst, Member/Manager

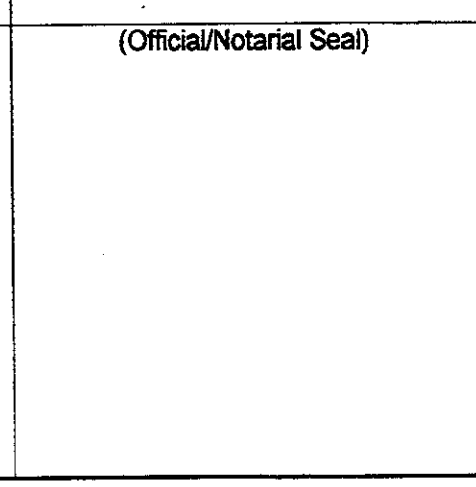
_____(SEAL)
Leigh Ann P. Blodgett, Member/Manager

STATE OF North Carolina COUNTY OF Cecil
I, Julie A McCray, [print/type name of Notary], a Notary Public in and for the aforesaid County and State, certify that the following person, Catherine E. Propst, as Member/Manager of Propst-Blodgett, LLC, a North Carolina Limited Liability Company, GRANTOR(S), personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document.
Date: 5/6/2021
Julie A McCray
Signature of Notary Public
My Commission expires: Jan 16, 2026



STATE OF _____ COUNTY OF _____
I, _____, [print/type name of Notary], a Notary Public in and for the aforesaid County and State, certify that the following person, Leigh Ann P. Blodgett, as Member/Manager of Propst-Blodgett, LLC, a North Carolina Limited Liability Company, GRANTOR(S), personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document.
Date: _____

Signature of Notary Public
My Commission expires: _____



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.

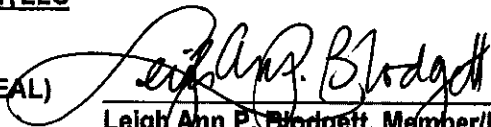
This conveyance is made subject to the following Exceptions and Reservations:

This conveyance is made subject to restrictive covenants and encumbrances of record, and to any and all easements and rights of way on location on the above described property heretofore granted or existing in favor of any individuals, corporations, public or private associations of individuals, public utilities and governmental agents, commissions or departments for the purpose of constructing, erecting, laying, building or maintaining any streets, roads, highways, signs, service alleys, power lines or poles, gas lines, water lines, lines for pipes or sewer lines and any and all other similar or related public or private utility service facilities or otherwise.

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.

PROPST-BLODGETT, LLC

By: Catherine E. Propst, Member/Manager (SEAL)  Leigh Ann P. Blodgett, Member/Manager (SEAL)

STATE OF _____ COUNTY OF _____
I, _____, *[[print/type name of Notary]]*, a Notary Public in and for the aforesaid County and State, certify that the following person, Catherine E. Propst, as Member/Manager of Propst-Blodgett, LLC, a North Carolina Limited Liability Company, GRANTOR(S), personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document.
Date: _____
Signature of Notary Public _____
My Commission expires: _____

(Official/Notarial Seal)

STATE OF North Carolina COUNTY OF Mecklenburg
I, Loriann Canapino, *[[print/type name of Notary]]*, a Notary Public in and for the aforesaid County and State, certify that the following person, Leigh Ann P. Blodgett, as Member/Manager of Propst-Blodgett, LLC, a North Carolina Limited Liability Company, GRANTOR(S), personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document.
Date: 10/26/2021 
Signature of Notary Public _____
My Commission expires: 6/10/2023

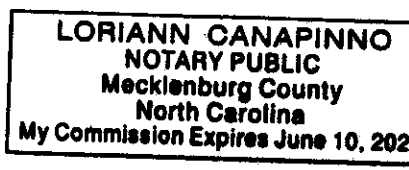
(Official/Notarial Seal)


EXHIBIT A

**PROPERTY ADDRESS: 3041 Trenwest Drive, Winston-Salem NC
PIN: 6815-61-8097**

BEGINNING AT AN IRON, SAID IRON LYING AND BEING SOUTH 42° 28' 54" WEST 80.15 FEET FROM AN EXISTING IRON PIPE IN THE NORTHERN MOST CORNER OF KATHIEA HILDE COOK AS RECORDED IN BOOK 1470, PAGE 1543, FORSYTH COUNTY REGISTRY, SAID BEGINNING IRON ALSO BEING THE WESTERN MOST CORNER OF COOK; THENCE WITH THE COOK LINE SOUTH 47° 25' 47" EAST 149.92 FEET TO AN IRON, SAID IRON LYING SOUTH 42° 34' 28" WEST 80.10 FEET FROM AN IRON IN THE EASTERN MOST CORNER OF COOK; THENCE LEAVING THE COOK LINE AND PROCEEDING SOUTH 42° 29' 28" WEST 80.06 FEET TO AN IRON IN THE EASTERN MOST CORNER OF JAMES M. SOUTHARD AND PENNY D. SOUTHARD AS RECORDED IN BOOK 1849, PAGE 3175, FORSYTH COUNTY REGISTRY; THENCE WITH THE SOUTHARD LINE NORTH 47° 26' 28" WEST 150.01 FEET TO AN IRON; THENCE LEAVING THE SOUTHARD LINE AND PROCEEDING NORTH 42° 33' 30" EAST 80.09 FEET TO AN IRON, THE POINT AND PLACE OF BEGINNING, CONSISTING OF 0.28 ACRES MORE OR LESS, LOCATED IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, ALL ACCORDING TO AN UNRECORDED PLAT OF SURVEY FOR PROPST-BLODGETT, LLC BY RICHARD PARKS BENNETT, PLS, DATED 2/19/03.

THE ABOVE PROPERTY BEING FURTHER KNOWN AS TAX BLOCK 3805, TAX LOT 203B, FORSYTH COUNTY TAX RECORDS AS CURRENTLY CONSTITUTED.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN RECIPROCAL EASEMENT AND PARKING AGREEMENT RECORDED IN BOOK 1137, PAGE 1044, FORSYTH COUNTY REGISTRY