

2022015571 00004

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$119.00

PRESENTED & RECORDED
 04/01/2022 08:11:58 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK, DPTY
 BK: RE 3685 PG: 3649 - 3651

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$119.00

Parcel Identifier No.: 6846-12-3615.00

Mail after recording to: EPOCF3A, LLC, 2301 East Riverside Drive, Austin, TX 78741

This instrument was prepared by: Quaye Law Firm, PLLC, 5000 Centregreen Way, Suite 500, Cary, NC 27513

Brief Description from the Index: Lot No. 227, Block K, Fourteenth Street Development Company

THIS DEED made this 29th day of March, 2022, by and between

GRANTOR	GRANTEE
Honaker Real Estate Holdings LLC, a North Carolina Limited Liability Company	EPOCF3A, LLC, a Texas Limited Liability Company
PO Box 242 Welcome, NC 27374	2301 East Riverside Drive Austin, TX 78741

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3577, Page 771, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 32A, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictions, easements, and/or rights-of-way of record; current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Honaker Real Estate Holdings LLC, a North Carolina Limited Liability Company

By: 

Kevin Davis, Manager

STATE OF ~~NORTH CAROLINA~~ COLORADO *CK*
COUNTY OF ~~WAKE~~ JEFFERSON

I, CHRISTOPHER KEITH GONZALES, a Notary Public, certify that Kevin Davis personally came before me this day and acknowledged that he/she is Manager of Honaker Real Estate Holdings LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 29th day of March, 2022.



Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 05/23/2022

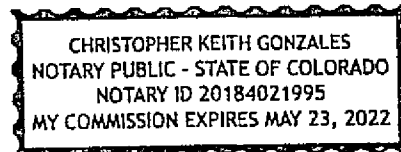


Exhibit "A"

BEING known and designated as Lot No. 227, in Block K, as shown on map of Fourteenth Street Development Company as recorded in Plat Book 2, Page 32A, Forsyth County, North Carolina Registry.

Tax Parcel Number: 6846-12-3615.00

Property Address: 1456 Douglas Street, Winston-Salem, NC 27105