

2022028406 00041

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED
06/15/2022 10:00:26 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3701
PG: 1155 - 1158

Excise Tax \$130.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 6836-37-8058.000
Verified by _____ County on the ____ day of _____, 20____
by _____

Prepared by **Kelly N. Jones, Esq.**
and return to: **Blanco Tackabery & Matamoros, P.A.**
PO Drawer 25008
Winston-Salem, NC 27114-5008

Brief Description for the index: 2832 Ivy Avenue, Winston-Salem

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made this 31 day of May, 2022, by and between:

GRANTOR	GRANTEE
<p>HKO FAMILY PROPERTIES, LLC, a North Carolina limited liability company 110 Tyler Way Ct Winston-Salem, NC 27104</p>	<p>GKAK PROPERTIES LLC, a North Carolina limited liability company 6050 Tumbleweed Trail Winston-Salem, NC 27103</p>

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Property was acquired by Grantor by deed recorded at Book 2224, Page 1019, Forsyth County Registry.

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

None of the property herein conveyed includes the primary residence of Grantor.

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.

Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, other than the exceptions as follows:

- (1) 2022 and subsequent years ad valorem taxes;
- (2) Easements and restrictions, if any, duly of record; and
- (3) Zoning ordinances affecting the Property.

[SIGNATURES BEGIN ON NEXT PAGE]

**SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA SPECIAL WARRANTY DEED**

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year first above written.

HKO Family Properties, LLC

By: Mary Margaret Ogburn (SEAL)
Mary Margaret Ogburn, Manager

STATE OF NORTH CAROLINA - COUNTY OF Forsyth

I, Stephanie L Copes, a Notary Public of Forsyth County and State aforesaid, do hereby certify that Mary Margaret Ogburn personally appeared before me this day and acknowledged that she is the Manager of HKO Family Properties, LLC, and that by authority duly given and as an act of the entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.

WITNESS my hand and Notarial Seal or Stamp, this the 31st day of May, 2022.

My Comm. Expires:

Stephanie L. Copes
Notary Public
[NOTARY SEAL]

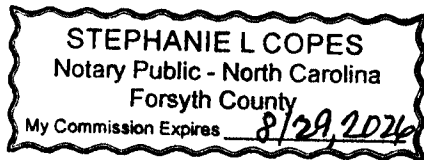


EXHIBIT A

Being known and designated at Lot no. 16, Block 23 as set out upon Map of Bon Air, a plat of which is recorded in Plat Book 3, Page 25 in the office of the Register of Deeds of Forsyth County, North Carolina.