

2022034294 00123

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$24.00

PRESENTED & RECORDED
07/21/2022 01:46:51 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3708
PG: 447 - 448

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$24.00**

Recording Time, Book and Page:

Tax Map No. **6844070480**

Parcel Identifier No:

Mail after recording to:

This instrument was prepared by: **SEAN C. WALKER**

THIS DEED made this 19th day of July, **2022**, by and between

GRANTOR

CLOSED DOOR REALTY, LLC

Mailing Address: 129 FAYETTE STREET UNIT 102 WINSTON SALEM, NC 27101

GRANTEE

HINCKLEY GAUVAIN, LLC

Mailing Address: PO BOX 3965 MOORESVILLE, NC 28115

Property: 0 Bertha

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 96, AS SHOWN ON THE MAP OF ALLENDALE, AS RECORDED IN PLAT BOOK 2, PAGE 28 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3395**, Page

747, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 28, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)?

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

By: [Signature] (SEAL) _____
JOE LUCK, CLOSED DOOR REALTY, LLC

Title: MEMBER MANAGER

By: _____ (SEAL) _____

Title: _____

NC Forsyth COUNTY

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: JOE LUCK, MEMBER MANAGER, CLOSED DOOR REALTY, LLC.

Witness my hand and official stamp or seal, this the 19 day of July, 2022

My Commission Expires: 5/29/24

Patricia F. Kirkman
Notary Public
Patricia F. Kirkman
Print Notary Name: 5/29/24

