

2022037812 00145FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED

08/12/2022 02:14:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3712**PG: 1074 - 1077**

Excise Tax \$80.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 5896-86-5566.000
 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:

0 Fleetwood Circle., Winston-Salem

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED is made this 12th day of August, 2022, by and between:

GRANTOR	GRANTEE
HKO FAMILY PROPERTIES, LLC, a North Carolina limited liability company 110 Tyler Way Ct Winston-Salem, NC 27104	LAURE RAPOSA and OLIVIA MAY SCOTT 618 Lava Bed Way North Las Vegas, NV 89084

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 3478, Page 2750, Forsyth County Registry.

submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 BT:8 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 5th day of August, 2022.

My Comm. Expires: August 29, 2024

Stephanie L. Copes
Notary Public
[NOTARY SEAL]

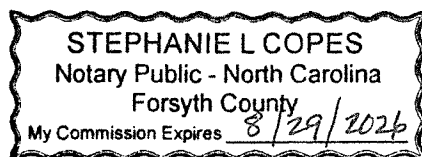


EXHIBIT A

All that certain lot of parcel of land lying and being situated in Forsyth County, North Carolina, and being more particularly described as follows:

Beginning at an iron stake, a southeast corner of Conrad Snyder Property, at the north side of Fleetwood Circle (which was the Old Brookstown Road) which iron stake being South 79 degrees 54 minutes East and 23.5 feet eastwardly of the southeast corner of Lot No. 32 of Sunshine Development as recorded in Plat Book 4, at Page 176, of Forsyth County Registry, which lot is now or formerly the Marvin Douglas Property; running thence with the west right of way line of Hill Top Road North 17 degrees 45 minutes East 302 feet to an iron stake; thence South 5 degrees 18 minutes West with west line of Lot No. 29 of Sunshine Development 301.5 feet to iron stake at foresaid Fleetwood Circle; thence North 74 degrees 54 minutes West with the north margin of said road 76 feet to the point of beginning.