

2022038847 00115

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$20.00

PRESENTED & RECORDED

08/19/2022 01:48:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3713

PG: 2293 - 2297

Excise Tax \$20.00 _____

Parcel Identifier No. 6836-82-3298

After recording mail to: Grantee

This Instrument was prepared by: Kilpatrick Townsend & Stockton LLP (Scott O'Neal)

Brief description for the Index

1629 E Fourteenth Street

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 19 day of August, 2022 by and between

GRANTOR	GRANTEE
ALYDAR FINANCIAL, INC., a North Carolina corporation	HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC., a North Carolina non-profit corporation
3801 Clemmons Road, Suite A Clemmons, NC 27012	1023 W. 14 th Street Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

Submitted electronically by Kilpatrick Townsend & Stockton LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3285, Page 453.

The property herein conveyed does not include the primary residence of a 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.

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:

1. Taxes and assessments for the year 2023 and subsequent years;
2. All easements, restrictions and rights-of-way of record.
3. All matters which would be shown by a current, accurate physical survey of the Property.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed, the day and year first above written.

GRANTOR:

ALYDAR FINANCIAL, INC., a North Carolina corporation (SEAL)

By: [Signature]
Name: Chris Lane
Title: Shareholder

By: [Signature]
Name: Stephan Brian Greene
Title: Shareholder

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- A credible witness has sworn to the identity of the principal(s);

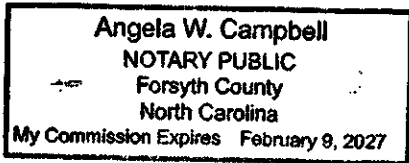
each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Chris Lane, Shareholder of Alydar Financial, Inc. (insert name of person signing instrument)

Date: 8-19-2022

[Signature], Notary Public
(print name)

(official seal)

My commission expires: 02-09-2027



STATE OF NORTH CAROLINA
COUNTY OF Forsyth

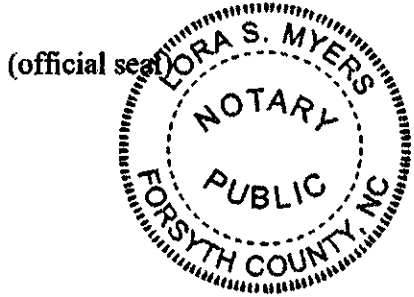
I certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Stephen Brian Greene
(insert name of person signing instrument)

Date: 2/19/22

L.S. Myers
L.S. Myers, Notary Public
(print name)



My commission expires: 4/16/2024

EXHIBIT A**LEGAL DESCRIPTION**

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

BEGINNING at a stake at the Northwest intersection of 14th Street and Hattie Avenue and extending along the West line of Hattie Avenue northwardly 92 feet to a new stake; thence South 78 degrees 40 minutes West 82 ½ feet to a take in the old line dividing Lots 112 and 113; thence South 0 degrees 20 minutes East 92 feet to a stake in the North margin of East 14th Street; thence with the north margin of East 14th Street Eastwardly 78 feet to a stake, the point of Beginning. This being the Southern portion of Lots 113 and 114 in Block 453 as shown on the Forsyth county Tax Maps, both of which Lots were conveyed to Kate Williams for life with the remainder to Goler Williams and John Williams by W. H. Goler by Deed dated April 6, 1937 and recorded in Book 411, Page 40, See Deed Book 704, Page 284.

Property Address: 1629 East 14th Street, Winston-Salem, NC 27105-6734

Tax Block: 0453/***Lots:*** 113A 114A

Parcel Identifier No: 6836-82-3278