

2022041437 00101

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$56.00  
PRESENTED & RECORDED  
09/07/2022 01:21:25 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS, ASST  
BK: RE 3716  
PG: 2776 - 2777

Excise Tax \$56.00

Recording Time, Book and Page

Parcel Identifier No. 6844-07-0480.000

Mail after recording to Grantee  
This instrument was prepared by Todd J. Farlow, Attorney at Law, PO Box 3965, Mooresville, NC 28117  
Brief Description for the index

LOT 96 ALLENDALE, PB 2/28

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made 16<sup>TH</sup> day of August, 2022 by and between

GRANTOR	GRANTEE
HINCKLEY GAUVAIN, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY  116 GASOLINE ALLEY, SUITE 105 MOORESVILLE, NC 28117	HELMSMAN HOMES, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY  MAILING ADDRESS: PO BOX 3965 MOORESVILLE, NC 28117  PROPERTY ADDRESS: 0 BERTHA ST. WINSTON-SALEM, NC 27107

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.

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 FORSYTH County, North Carolina 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.

THE AFOREDESCRIBED PROPERTY IS A VACANT LOT AND GRANTOR AND GRANTEE ARE BUSINESS ENTITIES, THEREFORE NO PRIMARY RESIDENCE APPLIES.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3708, Page 447.

A map showing the above described property is recorded in **Plat Book 2, at page 28**

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:

**Ad valorem taxes for current and subsequent years. Closing attorney certifies that delinquent taxes, if any, shall be paid from closing proceeds.**

**Any and all valid easements, restrictions and rights of way in existence in or over said premises which may appear as of record in the Office of the Register of Deeds for said County.**

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**HINCKLEY GAUVAIN, LLC**

**A NORTH CAROLINA LIMITED LIABILITY COMPANY**

BY:  (SEAL)

**ERIC M. WOOD**

**MANAGER**

**IREDELL COUNTY, NORTH CAROLINA**

**SEAL-STAMP**

I certify that the following person(s) personally appeared before me this day, and 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 NC driver's license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **ERIC M. WOOD, MANAGER OF HINCKLEY GAUVAIN, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY**

Date: August 16, 2022

  
Notary Public

Printed Name of Notary: Lois Grindstaff

My Commission Expires: April 20, 2024

