

**2022046587 00117**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$50.00**

PRESENTED &amp; RECORDED

10/12/2022 01:48:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3722

PG: 3153 - 3155

**NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: **\$50.00**

Recording Time, Book and Page:

Tax Map No. **6837 62 2648**

Parcel Identifier No:

Mail after recording to: **SEAN C. WALKER 121 ROLLING HILL ROAD, STE 223 MOORESVILLE NC 28117**This Instrument was prepared by: **SEAN C. WALKER**THIS DEED made this 5th day of October, 2022, by and between

GRANTOR

**MARIA G. MEZA RODRIGUEZ unmarried**Mailing Address: **4620 BROWNSBORO ROAD APT A44 WINSTON-SALEM, NC 27105**

GRANTEE

**HINCKLEY GAUVAIN, LLC**Mailing Address: **PO BOX 3965 MOORESVILLE, NC 28115****PROPERTY: 807 AKRON DRIVE**

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:

**SEE EXHIBIT A**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3681**, Page **479**, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 106, and referenced within this instrument.

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

Maria G. Meza Rodriguez (SEAL)  
MARIA G. MEZA RODRIGUEZ

State of *North Carolina*, 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: **MARIA G. MEZA RODRIGUEZ**. Witness my hand and official stamp or seal, this the 6<sup>th</sup> day of OCTOBER, 2022

My Commission Expires: 6-9-2024

Cassey Mikles  
Notary Public

Print Notary Name: Cassey Mikles

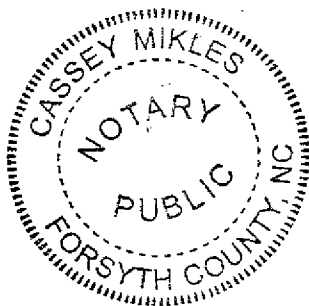


EXHIBIT A<sup>4</sup>

All that certain lot or parcel of land, together with the improvements thereon, situated in the County of Forsyth, State of North Carolina, near the City of Winston Salem, and being particularly described as follows: BEGINNING at a stake in the North margin of Walker Road, said stake being a distance 50 feet Eastwardly from the Northeast corner of the intersection of the property line on Tise Ave. and Walker Road, this point of beginning also in the southeast corner of Lot No. 121; thence along Walker Road S 87 deg. 30 min. East 50 ft. to a stake, the corner of Lot No. 119; thence along the West line of Lot No. 119, N 3 degs. 00 min. East 179 ft. to a stake; thence N 87 degs. 10 min. West 50 ft. to a stake in the line of Lot No. 121; thence S 3 degs. 00 min. West 179.3 ft. to a stake, the place of beginning, the same being known as designated as the southern part of Lot No. 120, as shown on the plat of Ogburn Realty Co.'s property, duly recorded in the Office of the Register of Deeds, Forsyth County, NC, in Book 1, Page 106, and also being the same property as described in Deed Book 450, Page 260.

SAVE AND EXCEPT for a 3 ft. strip of land previously conveyed from the above described tract as is set forth in Deed recorded in Deed Book 951, Page 651, which description is incorporated herein by reference.