

2022050440 00086

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED
 11/08/2022 02:28:20 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3727
PG: 1646 - 1648

Excise Tax \$60.00

Recording Time, Book and Page

Parcel Identifier No. **6836.16.9439.000**

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

0 West 28th St., Winston Salem

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made 13 day of June, 2022 by and between

GRANTOR

GRANTEE

EYRIE , LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

PO Box 3965
MOORESVILLE, NC 28117

HELMSMAN HOMES, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

MAILING ADDRESS:
PO BOX 3965
MOORESVILLE, NC 28117

PROPERTY ADDRESS:
0 West 28th St.
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.

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:

SEE ATTACHED EXHIBIT "A"

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

submitted electronically by "SEAN C. WALKER ATTORNEY AT LAW"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3701, Page 3142.

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

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.

EYRIE PROPERTIES LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

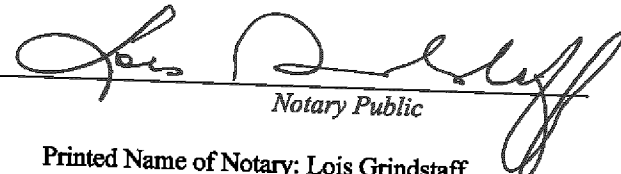
BY:  (SEAL)
ERIC M. WOOD
MANAGER

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 EYRIE PROPERTIES, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY

Date: June 13, 2022


Notary Public

Printed Name of Notary: Lois Grindstaff

My Commission Expires: April 20, 2024

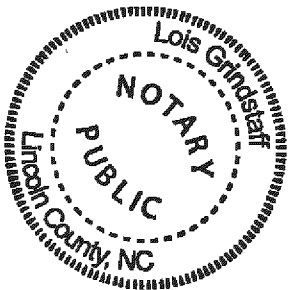


EXHIBIT A

LEGAL DESCRIPTION

BEGINNING at an iron stake in the south line of 28th Street, the northwest corner of Lot No. 195 on the map of Bon Air-Greenway Place, as in Plat Book 8, page 108, in the office of the Register of Deeds of Forsyth County, North Carolina; running thence with the south line of 28th Street if extended Westwardly 50 feet to a stake; thence southwardly on a line parallel with the line of Bon Air-Greenway Place, 251.8 feet, more or less, to a stake, the northwest corner of William D. Harwood, et ux, thence with Harwood's north line eastwardly 50 feet to a stake in the west line of Bon Air-Greenway Place; thence with the west line of said development, Northwardly 251.8 feet to the BEGINNING.

For Informational Purposes Only:

Also known as 0 West 28th Street, Winston-Salem, NC 27105
Parcel ID: 6836-16-9439.000