

2022053526 00128

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED
 12/02/2022 02:03:48 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3731
PG: 456 - 458

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel Identifier No.: 6837-05-9994.00

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 98, Northhills

THIS DEED made this 2nd day of December, 2022, by and between

GRANTOR	GRANTEE
<p>HMZ1 Properties, LLC, a North Carolina Limited Liability Company</p> <p>Mailing Address: 1802 Lochwood Drive Greensboro, NC 27406</p>	<p>Angelia McElrath, an unmarried woman</p> <p>Property Address: 3820 Shamel Street, Winston-Salem, NC 27105</p> <p>Mailing Address: 3196 Jamestown Road Morganton, NC 28655</p>

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3697, Page 2814, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 24, Page 184, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

HMZ1 Properties, LLC, a North Carolina Limited Liability Company

By: *Muhammad Asad Masood*
Muhammad Asad Masood, Member Manager

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robison, certify that Muhammad Asad Masood personally came before me this day and acknowledged that he/she is Member Manager of HMZ1 Properties, LLC, a Limited Liability Company, and that he/she, as Member Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 2nd day of December, 2022.

Kermit Robison

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

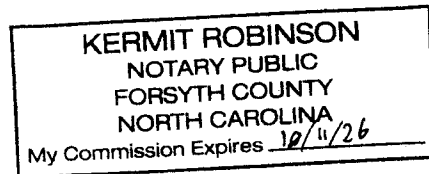


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 98 as shown on the map of Northhills, Revision of Phase V, recorded in Plat Book 24 at Page 184 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 6837-05-9994.00

Property Address: 3820 Shamel Street, Winston-Salem, NC 27105