

2023007935 00162

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3820.00

PRESENTED & RECORDED
03/13/2023 04:03:45 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3744
PG: 1001 - 1002

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$3,820.00**

Parcel Identifier No. 6829-40-6022.00 County on the _____ day of _____, 20_____
Verified by _____
By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Jason A. Knight, Attorney at Law**, a licensed North Carolina Attorney. **Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of Closing proceeds. (WITHOUT TITLE EXAMINATION)**

Brief description for the Index: **150-190 Hanes Mill Court, Winston-Salem, North Carolina 27105**

THIS DEED made this 13 day of March 2023, by and between

| GRANTOR | GRANTEE |
|--|---|
| BEKEE VENTURES, LLC a North Carolina Limited Liability Company 109 Long Circle Roanoke Rapids, North Carolina 27870 | HANES MILL COURT LLC a North Carolina Limited Liability Company 4030 Wake Forest Road, Ste 349 Raleigh, North Carolina 27609 <u>Property Address:</u> 150-190 Hanes Mill Court Winston-Salem, North Carolina 27105 |

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the city of **Winston-Salem, Forsyth County, North Carolina** and more particularly described as follows:

Being known and designated at Lot 3 as shown on the map of Hanes Mill Pointe recorded in Plat Book 47 at page 180 in the office of the Register of Deeds of Forsyth County, North Carolina, and as described in Deed Book 2624, Page 4340, aforesaid county registry, reference to which is hereby made for a more particular description.

submitted electronically by "Tuggle Duggins P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Grantor obtained title in Deed Book 3649, Page 710, Forsyth County Registry.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

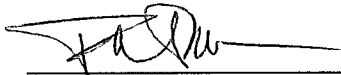
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All easements, restrictions, and rights-of-way of record, the lien for ad valorem taxes for the 2023 tax year and subsequent years not yet due and payable and matters of survey and zoning.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BEKEE VENTURES, LLC

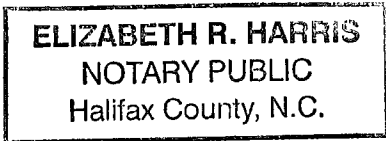


(SEAL)

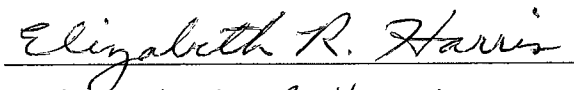
By: Florence Ikechukwu
Its: Member-Manager

State of North Carolina - County of Halifax

I, the undersigned Notary Public of the County and State aforesaid, certify that Florence Ikechukwu, Member-Manager of **BEKEE VENTURES, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 8th day of March 2023.



(Official/Notarial Seal)



Elizabeth R. Harris, Notary Public
[Printed Name of Notary Public]

My Commission Expires: October 24, 2027