

2023011509 00055

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/11/2023 11:26:02 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3748
PG: 2282 - 2284

Excise Tax \$00.00

Recording Time, Book and Page

Parcel Identifier No. 6837-62-2648

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

Part of Lot 120 Ogburn Realty Co.'s
MB 1/106

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made April 11, 2023, by and between

GRANTOR	GRANTEE
HINCKLEY GAUVAIN, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY PO BOX 3965 MOORESVILLE, NC 28117	HELMSMAN HOMES, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY Mailing Address of Grantee: PO BOX 3965 MOORESVILLE, NC 28117 Address of Property Conveyed: 807 Akron Drive Winston Salem, NC

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 PROPERTIES ARE VACANT LOTS AND THE PARTIES HERETO ARE BUSINESS ENTITIES, THEREFORE NO PRIMARY RESIDENCE APPLIES.

THE PREPARER OF THIS DEED NEITHER CERTIFIES TITLE TO, NOR PARTICIPATED IN THE SETTLEMENT CLOSING OF THE AFOREDESCRIBED PROPERTIES.

Submitted electronically by "Nest Homes, LLC"
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 Book 3722, Page 3153.

A map showing the above described property is recorded in **Plat Book 1, Page 106.**

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.

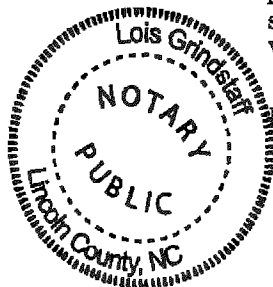
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

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 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; GRANTOR**

Date: April 11, 2023


Notary Public

Notary Public: Lois Grindstaff

My Commission Expires: April 20, 2024

EXHIBIT "A"

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 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.