

**2023019703 00129**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$40.00**

PRESENTED & RECORDED  
 06/12/2023 03:48:16 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3758**  
**PG: 2401 - 2403**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$40.00**

**Parcel Identifier No.: 6836-37-1401.000**

Brief description for index: **Lot 26, Pt. 25, Bon Air, Sec. B**

Mail deed/taxes after recording to Grantee: **25 Addison Ct., Youngsville, NC 27596**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 12<sup>th</sup> day of June, 2023 by and between

<b>GRANTOR:</b> <b>THE HABITAT HOMELESS VETERANS PROJECT, LLC</b> , a North Carolina Limited Liability Company  Address: PO BOX 288 Advance, NC 27006	<b>GRANTEE:</b> <b>WILLY'S CONSTRUCTION, LLC</b> , a North Carolina Limited Liability Company  Property Address: 2910 N. Patterson Ave. Winston Salem, NC 27105
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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.

WITNESSTH, 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 Exhibit A attached hereto and incorporated herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3660, Page 1731, **FORSYTH** County Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Page 25, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ 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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

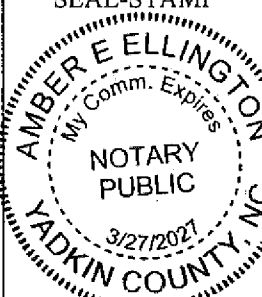
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

THE HABITAT HOMELESS VETERANS PROJECT, LLC:

By:

  
DANIEL BEAM

Title: Manager

<p>SEAL-STAMP</p> 	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Yorke</u></p> <p>I, <u>Amber E. Ellington</u>, a Notary Public of <u>Yadkin</u> County of the State of <u>North Carolina</u>, do hereby certify that <b>DANIEL BEAM</b> personally came before me this day and acknowledged that he/she is Manager of <b>THE HABITAT HOMELESS VETERANS PROJECT, LLC</b>, and acknowledged, on behalf of <b>THE HABITAT HOMELESS VETERANS PROJECT, LLC</b>, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>12</u> day of <u>June</u>, 2023.</p> <p>My Commission Expires: <u>3-27-2027</u> <u>Amber E. Ellington</u> Notary Public</p>
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## EXHIBIT "A"

## LEGAL DESCRIPTION

BEGINNING at an existing iron pin in the western right of way of Patterson Avenue, and being South 01 degrees 09 minutes 31 seconds East from an existing iron pin also located in the western right of way of Patterson Avenue, said Beginning point being the Northwest corner of Lot 26 as shown on the map of Bon Air, Section B, recorded in Plat Book 3, page 25, Forsyth County Registry; thence along the western right of way of Patterson Avenue South 01 degrees 09 minutes 31 seconds East 74.99 feet to an existing iron pin; thence South 88 degrees 40 minutes 57 seconds West 150.05 feet to an existing iron pin; thence North 00 degrees 59 minutes 46 seconds West 74.51 feet to an existing iron pin marking the Northwest corner of Lot 26 as shown on the Map of Bon Air, Section B, recorded in Plat Book 3, page 25, Forsyth County Registry; thence North 88 degrees 30 minutes 00 seconds East 149.84 feet to the point and place of BEGINNING. This property is all of Lot 26 and the northern half of Lot 25, Section B, as shown on the map of Bon Air, recorded in Plat Book 3, page 25, Forsyth County Registry.

A map showing the above described property is recorded in Book 3, Page 25.

PROPERTY ADDRESS: 2910 N. PATTERSON AVE. WINSTON SALEM, NC 27105

PARCEL ID: 6836-37-1401.000