

**2023020965 00189**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$68.00**

PRESENTED &amp; RECORDED

06/21/2023 04:15:24 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3760

PG: 175 - 176

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$68.00**Parcel Identifier No.: **6836-82-3770.000**Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**This instrument was prepared by: **Attorney Eric S. Ellison**Brief description for the Index: **Lot No. 5, Blair and Oakley Property**THIS DEED made 20<sup>th</sup> day of June, 2023 by and between

GRANTOR	GRANTEE
<b>HYC CHARLESTON, LLC</b> (A South Carolina Limited Liability Company)	<b>Oscar Manenche and wife</b> <b>Reyes Mariche Oliva</b>
<u><b>Mailing Address:</b></u> <b>P.O. Box 1050</b> <b>Lancaster, SC 29721</b>	<u><b>Mailing Address:</b></u> <b>2400 Waterbury Street</b> <b>Winston-Salem, NC 27107</b>
<b>SUBJECT PROPERTY IS NOT</b> <b>THE GRANTOR'S PRIMARY RESIDENCE</b>	<u><b>Property Address:</b></u> <b>1436 Hattie Avenue</b> <b>Winston-Salem, NC 27105</b>

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 as Lot No. 5 as shown on the Map of the Blair and Oakley Property as recorded in Plat Book 3, at Page 18 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description**

submitted electronically by "The Ellison Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

together with improvements located thereon.

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.

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

HYC CHARLESTON, LLC

*Jarrod Hillman* (SEAL)  
 Name: Jarrod Hillman  
 Title: Member/Manager

State of North Carolina )  
 )  
 County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Jarrod Hillman as Member/Manager personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 20<sup>th</sup> day of June, 2023.

My Commission Expires: DEBORA B. ADAMS  
 Notary Public, State of South Carolina  
 My Commission Expires 1/16/2028  
 Notary Public: *Deborah Adams*

