

2023032344 00119

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1385.00

PRESENTED & RECORDED
 09/20/2023 03:12:56 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3773
PG: 3585 - 3588

Excise Tax: \$1,385.00

Tax Parcel Identifier No.: 5883-95-7738
 Mail after recording to: Grantee

This instrument prepared by: John W. Babcock, Esq., Waldrep Wall Babcock & Bailey PLLC

Brief description for the Index: 6201 Towncenter Dr., Unit 130, Clemmons, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 14 day of September 2023 by and between

GRANTOR	GRANTEE
<p>The Carabelli Investment Group, LLC a North Carolina Limited Liability Company</p> <p>37 Cottage Settings Lane Black Mountain, NC 28711</p>	<p>HEARTLAND FC, LLC, a North Carolina Limited Liability Company</p> <p>920 Goodwood Road Winston-Salem, NC 27106</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 Forsyth County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2791, Page 1306, Forsyth County Registry.

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

Submitted electronically by "T Dan Womble Attorney"
 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.

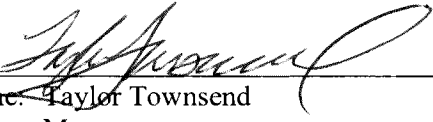
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for 2023 and subsequent years.
2. Easements, rights-of-way, covenants, restrictions, and other matters of record.

[signatures and acknowledgments follow]

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

THE CARABELLI INVESTMENT GROUP, LLC

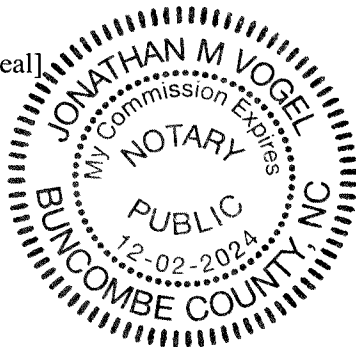
By:  (SEAL)
Name: Taylor Townsend
Title: Manager


STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Taylor Townsend, Manager of The Carabelli Investment Group, LLC.

Date: September 14, 2023

[Official Seal]




Notary Public

Print Name: Jonathan M. Vogel

My commission expires: 12/02/2024

EXHIBIT "A"

BEING all of Unit 130 of Clemmons Village West Building Seven Office Condominium (the "Condominium"), as referred to in that certain Declaration of Condominium For Clemmons Village West Building Seven Office Condominium recorded in Deed Book 2564, Page 3666, of the Forsyth County Public Registry, as amended by that First Amendment to Declaration of Condominium For Clemmons Village West Building Seven Office Condominium recorded in Deed Book 2730, Page 2558, of the Forsyth County Public Registry and the Second Amendment to Declaration of Condominium recorded in Deed Book 2787, Page 1121, of the Forsyth County Public Registry (the "Declaration"), and as more particularly described in the Plat and Plans of the Condominium which are recorded in Map Book 7, Pages 50-52, as amended by revised Condominium Map recorded in Map Book 7, Pages 164-166, as amended by revised Condominium Map recorded in Map Book 8, Pages 16-18 of the aforesaid Forsyth County Public Registry (the "Condominium Map"), which said Declaration and Condominium Map are incorporated herein by reference.