

2023034238 00110

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$62.00
 PRESENTED & RECORDED
 10/05/2023 02:10:19 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3776
 PG: 522 - 523

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$62.00

Parcel Identifier No. 6835-80-2854 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: The Law Offices of Brent F. King, PLLC, 264 Latitude Lane, Ste 102, Lake Wylie, SC 29710

This instrument was prepared by: The Law Offices of Brent F. King, PLLC, 264 Latitude Lane, Ste 102, Lake Wylie, SC 29710

Brief description for the Index: Lot 317 and 318

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

GRANTOR	GRANTEE
Alfreda Coleman Chandler and Marcus Chandler, a married couple 8210 Moss Tree Drive Arlington, TX 76001	Hager Capital LLC, a Utah Limited Liability Company 4716 W Gold Miners Place Herriman, UT 84096

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the north side of Fitch Street: beginning at the southeast corner of Lot No. 319, running thence eastwardly along the north side of Fitch Street 50 feet to a stake and of that width extending northwardly between parallel line 110 feet to the south line of Lots Nos. 381 and 382, being Lots Nos. 317 and 318 on map of Columbia Heights as recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in the Plat Book 64, Page 177.

Property Address: 1529 Fitch St., Winston Salem, NC 27107

Parcel ID: 6835-80-2854

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3740 Page 1112.

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

A map showing the above described property is recorded in Book _____ Page _____.

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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, other than the following exceptions:

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

(Entity Name)

Alfreda Coleman Chandler
Print/Type Name: Alfreda Coleman Chandler

By: _____
Print/Type Name & Title: _____

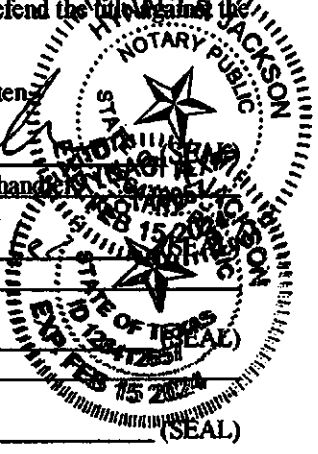
Marcus Chandler
Print/Type Name: Marcus Chandler

By: _____
Print/Type Name & Title: _____

N/A
Print/Type Name: _____

By: _____
Print/Type Name & Title: _____

N/A
Print/Type Name: _____



State of Texas County of Dallas

I, the undersigned Notary Public of the County and State aforesaid, certify that Alfreda Coleman Chandler and Marcus Chandler 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 13th day of September, 2023.

My Commission Expires: 02-15-2024

Hynaci R. Jackson, Notary Public

