

2023034726 00144

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
10/10/2023 04:15:28 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3776
PG: 3050 - 3051

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Parcel Identifier Number: 6817-65-0516 Tax ID or Block & Lot: BLOCK 2203 LOT 023

Mail/Box to: Grantee at 3509 Blairwood Street, High-Point, NC 27265

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 23, 25, & 27 of George D Hodgin

THIS DEED made this October 10, 2023 by and between

GRANTOR	GRANTEE
Jonathan Van Hunter, divorced	Do Dreams, Inc., a NC Corp.
Grantor Address:	Buyer Address:
3 Old Farm Road Salisbury, NC 28147	3509 Blairwood Street High-Point, NC 27265
	Property Address: 4411 Old Town Road Winston-Salem, NC 27106

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lots 23, 25, and 27 as shown on the map of the property of George D. Hodgin, as recorded in Plat Book 7, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3748, Page 986.

A map showing the above described property is recorded in Plat Book 7, Page 92.

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: none

___ / ___ THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR,

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.

[Signature] (SEAL)
Jonathan Van Hunter

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Jonathan Van Hunter personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 9 day of October 2023

My Commission Expires: May 14, 2028

[Signature]
Notary Public

