

2023036569 00041FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1302.00PRESENTED & RECORDED
10/26/2023 11:27:15 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3778
PG: 4021 - 4023**Excise tax: \$1302.00**

Recording Time, Book and Page

Parcel Identifier No. **6825-92-1382.000/6844-07-0480.000/6846-60-5234.000**

Mail after recording to GRANTEE

This instrument was prepared by Todd J. Farlow, Attorney at Law, PO Box 3965, Mooresville, NC 28117

Brief Description for the index

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| 1064 West Bank St./Lot 96 Allendale PB 2/28/ Lot 2 Division for John W. Lindsey, Jr. PB 54/38 |
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NORTH CAROLINA GENERAL WARRANTY DEED**10**

THIS DEED made October , 2023 by and between

| GRANTOR | GRANTEE |
|---|--|
| HELMSMAN HOMES, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY PO BOX 3965 MOORESVILLE, NC 28117 | HREP III NC, LLC Mailing Address of Grantee: 169 Madison Ave., #2485 New York, NY 10016 Address of Property Conveyed: 1064 West Bank St., Winston Salem, NC 27101 1925 Bertha St., Winston Salem, NC 27107 3541 Old Greensboro Rd., Winston Salem, NC 27101 |

Enter in appropriate block for each party: name, 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 or parcel of land situated in FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"Submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.**THE PARTIES HEREIN ARE BUSINESS ENTITIES THEREFORE NO PRIMARY RESIDENCE APPLIES.****THE PREPARER OF THIS DOCUMENT NEITHER CERTIFIES TITLE TO NOR PARTICIPATED IN THE SETTLEMENT CLOSING FOR THIS PROPERTY.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3708, Page 86; Book 3716, Page 2776; and Book 3705, Page 1259.**

A map showing the above described property is recorded in **Map Book 1, Page 99; Map Book 2, Page 28; Map Book 54, Page 38.**

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.

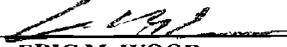
Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for current and subsequent years. Closing attorney certifies that delinquent taxes, if any, shall be paid from closing proceeds.

Any and all valid easements, restrictions and rights of way in existence in or over said premises which may appear as of record in the Office of the Register of Deeds for said County.

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.

**HELMSMAN HOMES, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY**

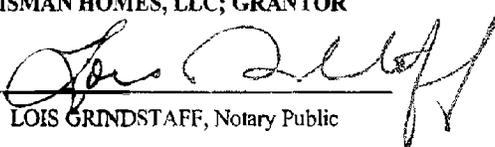
BY:  (SEAL)
**ERIC M. WOOD
MANAGER**

SEAL-STAMP

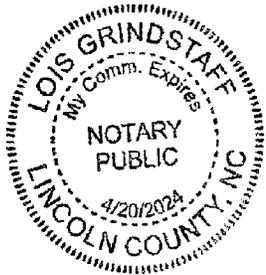
IREDELL COUNTY, NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC driver's license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **ERIC M. WOOD, MANAGER OF HELMSMAN HOMES, LLC; GRANTOR**

Date: October ¹⁰, 2023


LOIS GRINDSTAFF, Notary Public

My Commission Expires: April 20, 2024



PARCEL ONE:

TRACT 1

LYING AND BEING IN THE CITY OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA, AND BEING KNOWN AND DESIGNATED AS LOTS 1 AND 2 IN BLOCK 3 ON THE MAP OF GRANVILLE PLACE AS RECORDED IN PLAT BOOK 1 AT PAGE 99 (2) IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOTS.

TRACT 2

BEING A STRIP OF LAND 25 FEET WIDE AND 169 FEET, MORE OR LESS, LONG AND BEING ALL OF THAT LAND LOCATED BETWEEN THE CENTER LINE OF HUTTON STREET AND THE EAST LINE OF LOT NO. 1, BLOCK 3, AS SHOWN ON THE MAP OF GRANVILLE PLACE, AS RECORDED IN PLAT BOOK 1, PAGE 99, IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA. (SAID HUTTON STREET WAS CLOSED BY WITHDRAWAL RECORDED IN DEED BOOK 752, PAGE 329)

ALSO KNOWN AS 1064 Bank Street. Winston-Salem, NC 27101

Parcel ID: 6825-92-1382

PARCEL TWO:

BEING KNOWN AND DESIGNATED AS LOT 96, AS SHOWN ON THE MAP OF ALLENDALE, AS RECORDED IN PLAT BOOK 2, PAGE 28 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

ALSO KNOWN AS: 1925 Bertha St., Winston Salem, NC 27107

PARCEL THREE:

BEING ALL OF LOT 2, DIVISION FOR JOHN W. LINDSEY, JR., AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 38, OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

ALSO KNOWN AS: 3541 Old Greensboro Rd., Winston Salem, NC 27101