

2023037534 00103FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

11/02/2023 03:31:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3780**PG: 433 - 435****"TRUE AND CERTIFIED"****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$200.00**

Parcel ID No. 6847-29-8111. Verified by: Forsyth County on the _____ day of _____, 2023

Instrument Prepared by: Eldreth Law Firm, PLLC 115 S. Saint Mary's St. Ste. C Raleigh, NC 27603Brief Legal Description: TCT WHITE ROCK RDTHIS DEED made this the 1st day of November, 2023, by and between:**GRANTOR**Dewey Blake Tilley and spouse,
Elizabeth Ann Tilley
6205 Ridge Road
Tobaccoville, NC 27050**GRANTEE**Hawk Legacy Investments LLC,
75 Queen Street
New Brittain,

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

See, EXHIBIT A

The property hereinabove-described was acquired by Grantor by instrument recorded in Deed Book 3622, Page 3506, Forsyth County Registry. All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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

A map showing the above-described property is recorded in Plat Book 10, Page 149, Forsyth County Registry.

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 following exceptions:

- 1) This property is subject to 2023 and subsequent ad valorem taxes;
- 2) This property is conveyed and accepted subject to all restrictions, easements, and rights of way of record affecting said property;
- 3) This property is conveyed and accepted subject to the provisions of all applicable federal, state, and municipal zoning, development, building, and land use ordinances, statutes, and regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set his and her hand and seal the day and year first above written.

Dewey Tilley (SEAL)
 By: DEWEY TILLEY

Elizabeth Ann Tilley (SEAL)
 By: ELIZABETH ANN TILLEY

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that Dewey Tilley and Elizabeth Ann Tilley, personally known to me or presenting evidence in the form of a state issued driver's license, 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 the 1st day of November, 2023.

Omni A. McCollum
 Omni A. McCollum, Notary Public
 My Commission Expires on: 08/10/2026

OMNI A. MCCOLLUM Notary Public - North Carolina Forsyth County My Commission Expires <u>08/10/2026</u> (SEAL)

EXHIBIT A

BEGINNING at an iron stake, which said iron stake is the southeast corner of Lot No. 19 shown on map of S.C. Fulp Estate, in Plat Book 10, Page 149, and running thence South 302 feet more or less to a point in the north line of a road sometimes called White Rock Road, but shown on map of Mt. Pleasant Hills, in Plat Book 8, Page 204, as School Street, running thence along the north line of White Rock Road or School Street the two following courses, namely: North 80 deg. 22 min. West 40 feet to a point and North 64 deg. 05 min. West 47.8 feet more or less to a point in the north line of said road or street where the East line of Lot No. 1 of S.C. Fulp Estate extended intersects the north line of said street; running thence northwardly along the east line of Lot No. 1 on said map extended and also along the east line of Lot No. 1 on said map, in all 285 feet more or less to a point, which point is the southwest corner of Lot No. 19 on map of S.C. Fulp Estate; running thence eastwardly along the south line of Lot No. 19, 90 feet to the place of beginning. Being in all respects the same property as first described in Deed of Trust Book 779, Page 96, in the office of the Register of Deeds of Forsyth County, North Carolina.

Parcel ID #: 6847-29-8111