

2023040638 00099

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED
 11/30/2023 01:07:36 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3783
PG: 3357 - 3359

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$80.00**Parcel Identifier No.: **6808-31-8656.000**

Mail after recording to: Grantee

This instrument was prepared by:
 Derek M. Gray or Sarah E. Banks, both licensed North Carolina Attorneys
 Graystar Legal, 224 S. Cherry St., Suite C, Winston Salem, NC 27101

"This instrument prepared by: Derek M. Gray, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

Brief Description from the Index: Lot 40, Section 9 of Cedar Forest Estates

THIS DEED made this 30 day of November, 2023, by and between

GRANTOR

**Yardie Services, LLC, a North Carolina
 Limited Liability Company**

Forwarding address:
353 Jonestown Road
Suite 180
Winston-Salem, NC 27104

GRANTEE

Hildreth Homes, Inc., a North Carolina Corporation

Mailing Address:
7893 Hillsville Road
Sophia, NC 27350

Property Address:
0 Gracemont Drive
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 the City of **Winston-Salem, Forsyth** County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.
(NC GS § 105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3608, Page 4278.**

A map showing the above-described property is recorded in **Map Book 18, Page 124.**

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:

Enforceable easements, restrictions and rights of way of record.
Current Year Ad Valorem Taxes

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

Yardie Services, LLC, a North Carolina Limited Liability Company

Mark A. Osbourne, Jr., Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

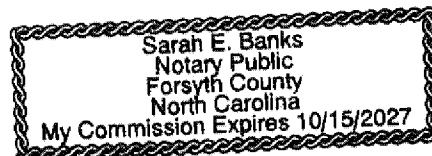
I, **Sarah E. Banks**, Notary Public, do hereby certify that Mark A. Osbourne, Jr., Manager of Yardie Services, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of November, 2023.

Official Signature of Notary

Sarah E. Banks

Printed Notary Name



My Commission Expires: 10/15/27

[seal]

Exhibit "A"

Lot No. 40 in Block B, as shown on map of Section Nine, Cedar Forest Estates, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 18, Page 124, to which said map reference is hereby made for a full and complete description.

More commonly known as: 0 Gracemont Drive, Winston-Salem, NC 27106

Parcel ID No: 6808-31-8656.000