

2024003008 00141

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 01/31/2024 03:22:09 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3791
PG: 504 - 505

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax **\$250.00**

Parcel Identifier No. 6837-04-0701.000

Mail after recording to: Grantee at address shown below

**This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.
 DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX
 COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.**

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 17th day of January, 2024 by and between

GRANTOR

**HD REAL ESTATE INVESTMENTS, LLC
 936 W. 4TH STREET, SUITE 202, WINSTON-SALEM, NC 27101**

GRANTEE

**CHRIS ALEXANDER, AN UNMARRIED MAN
 211 ALSPAUGH STREET, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NOS. 76, 77, 78, 79 AND 80 AS SHOWN ON THE MAP OF MARVIN HEIGHTS DEVELOPMENT AS THE SAME IS RECORDED IN PLAT BOOK 3, PAGE 42, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3516, Page 3147, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

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

HD REAL ESTATE INVESTMENTS, LLC

By Kevin M. Harper [Signature] (SEAL)
MANAGER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Kevin M. Harper, MANAGER OF HD REAL ESTATE INVESTMENTS, LLC. Witness my hand and official stamp or seal, this the 17th day of January, 2024.

My Commission Expires: 8/16/2025

[Signature]
Notary Public

Print Notary Name: Edilberto Bello Sanchez

