

**2024004799 00162**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$665.00

PRESENTED & RECORDED  
02/15/2024 04:31:35 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3793  
PG: 1082 - 1084

**Excise Tax: \$-665.00-**

**Recording Information**

**Drafted by: Tamara A. Fleming, Attorney at Law, 284 S. Main St, Mocksville, NC 27028**  
**Mail to: Grantees @ 8386 Six Forks Rd, Suite 204, Raleigh, NC 27615-5088**  
**Property Address: 407 Harvey St, Winston-Salem, NC 27103**  
**TAX PIN: 6815-61-5320**

**WARRANTY DEED**

**THIS DEED** made this 9 day of February, 2024, by and between **MATTHEW HARDING (Single) (Grantor Address: 289 Wandering Lane, Mocksville, NC 27028)**; hereinafter referred to as the **GRANTORS**, to **WAVELAND AND SHEFFIELD ENTERPRISES, LLC, a NC Limited Liability Company (Grantee Address: 8386 Six Forks Rd, Suite 204, Raleigh, NC 27615-5088)(a 1/2 undivided interest)**; and **JMGL REALTY, LLC, a NC Limited Liability Company (Grantee Address: 30 Choctaw St, Suite D, Asheville, NC 28801)(a 1/2 undivided interest)**; hereinafter referred to as the **GRANTEES**;

**WITNESSETH:**

**THE GRANTORS**, for valuable consideration paid by the **GRANTEES**, receipt of which is acknowledged, have and by these presents do convey unto the **GRANTEES** in fee simple, all that certain parcel of land situated (the "property") in Forsyth County, North Carolina, and more particularly described on attached **"Exhibit A."**

**TO HAVE AND TO HOLD** the property and all privileges and appurtenances thereto belonging to the **GRANTEES** in fee simple.

**THE GRANTORS COVENANT** with the **GRANTEES**, that the **GRANTORS** are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances, and that the **GRANTORS** will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

**Title to the property is subject to the following exceptions:** Easements and restrictions of record.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

**IN WITNESS WHEREOF**, the GRANTORS have hereunto set their hands and seals the day and year first above written.

**GRANTORS:**

Matthew Harding (SEAL)  
Matthew Harding

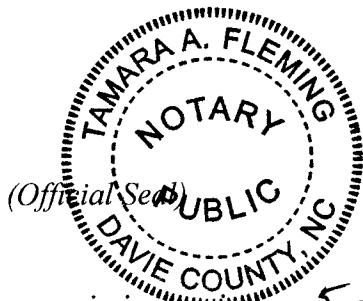
STATE OF NORTH CAROLINA

COUNTY OF DAVIE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Matthew Harding

This 9 day of February, 2024.



[Signature]

Official Signature of Notary

Tamara A. Fleming  
Notary's printed or typed name, Notary Public

My commission expires: 5-25-2025

**EXHIBIT A**

**BEGINNING** at an iron stake in the Southernmost right of way line of Harvey Street, the Northernmost corner of the Costner Tract described in Deed Book 1031, Page 29, Forsyth County Registry; thence continuing from said Beginning point with said right of way line North 45° 53' 08" East 69.99 feet to an iron, the corner of Lot 26, as shown on the Map of P. H. Hanes Knitting Company Property, Section Two, recorded in Plat Book 17, Page 59, Forsyth County Registry; thence continuing with the line of Lot 126, South 44° 25' 31" East 133.17 feet to an iron in the approximate center of a 10 foot alley, another corner of said Lot 126; thence continuing with the approximate center line of said alleyway South 47° 24' 48" West 71.11 feet to an iron in the Easternmost corner of said Costner tract; running thence with Costner's line North 43° 56' 56" West 131.28 feet to the point and place of Beginning, containing 0.214 acres, more or less, all according to a survey prepared by Philp R. Ball, RLS, L-2107, originally dated 1984, revised October 13, 1993.

**BEING THE SAME AND IDENTICAL PROPERTY** as Lot 125 as shown on the Map of P. H. Hanes Knitting Company Property, Section Two, recorded in Plat Book 17, Page 59, Forsyth County Registry.

See Deed Book 1447, Page 101. Also, Lot 125, Tax Block 3804 H, Forsyth County Tax Maps.

**TOGETHER WITH AND SUBJECT TO** a non-exclusive Terminable Access Easement as described in Deed Book 1803, Page 3774, Forsyth County Registry, incorporated by reference herein and recorded simultaneously.