

**2024006026 00081**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$66.00**

PRESENTED & RECORDED  
 02/28/2024 01:00:16 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
 BK: RE 3794  
 PG: 3308 - 3310

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$66.00
Parcel ID:	6817-65-0706
Mail/Box to:	Do Dreams , Inc., a NC Corporation, 3509 BLAIRWOOD ST, High Point, NC 27265
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lots 29, Property of George D Hodgins, Plat Book 7, Page 92

THIS GENERAL WARRANTY DEED ("Deed") is made on the 28 day of Feb -, 20 24, by and between:

GRANTOR	GRANTEE
Jonathan Van Hunter, an unmarried man 3 Old Farm Road Salisbury, NC 28144	Do Dreams , Inc., a NC Corporation 3509 BLAIRWOOD ST High Point, NC 27265

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3748 Page 986.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 7 Page 92.

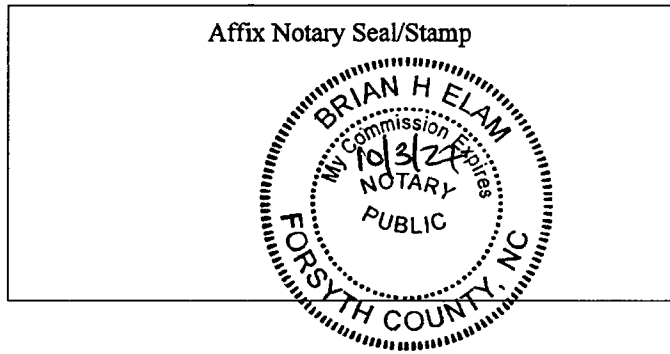
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1

Jonathan Van Hunter  
Name Jonathan Van Hunter

STATE OF NC, COUNTY OF Forsyth

I, BRIAN H. ELAM, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 28 day of February, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Jonathan Van Hunter



[Signature]  
Notary Public (Official Signature)  
My commission expires: 10/3/27

**ATTACHMENT  
LEGAL DESCRIPTION**

BEGINNING at an iron stake on the eastern side of Oldtown Drive, said iron stake being the southeast corner of Lot 31, map of Hodgkin Park, and the southwest corner of the Virginia Cook property and running thence in a southern direction along the eastern edge of Oldtown Drive, 100 feet to an iron stake, the northwest corner of Lot 27; thence eastwardly 183.9 feet along the northern boundary of Lot 27 to an iron stake; thence in a northerly direction, 100 feet to an iron stake, the southeast corner of Virginia Cook; thence along Virginia Cook's southern boundary, 186.1 feet to an iron stake, the place of BEGINNING. BEING KNOWN and designated as Lot 29 as shown on the map of property of George D. Hodgkin, as recorded in Plat Book 7, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina.