

2024008604 00127FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$478.00PRESENTED & RECORDED
03/20/2024 02:45:43 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3797
PG: 4147 - 4148**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$478.00

Parcel Identifier No. 68444-07-0480.000

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 16th day of February 2024 by and between

GRANTOR**HREP III NC, LLC****169 MADISON AVENUE #2485, NEW YORK, NY 10016****GRANTEE****TINA MARIE THOMAS****1925 BERTHA STREET, WINSTON-SALEM, NC 27127**

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 96 AS SHOWN ON THE MAP OF ALLENDALE, AS RECORDED IN PLAT BOOK 2, PAGE 28 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE 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 3778, Page 4021, Forsyth County Registry.

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

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.

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.

HREP III NC, LLC

By:  (SEAL)
MICHAEL WONG

STATE OF New York - Kings COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **MICHAEL WONG, AUTHORIZED SIGNATORY OF HREP III NC, LLCC**. Witness my hand and official stamp or seal, this the 16th day of February, 2024.

My Commission Expires: 07/11/2027


Notary Public

Print Notary Name: Jayson Berkshire

Jayson Berkshire
Notary Public, State of New York
Reg. No. 01BE0010921
Qualified in Kings County
Commission Expires 07/11/2027