

2024011892 00144

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$384.00

PRESENTED & RECORDED
04/16/2024 04:17:45 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3802
PG: 188 - 190

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$384.00

Parcel Identifier No.: 6847-29-8111 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee: _____

This instrument was prepared by: Jason Goins, Attorney-at-Law

Brief description for the Index: _____

THIS DEED made this 15th day of April, 2024, by and between

GRANTOR	GRANTEE
<p>Hawk Legacy Investments, LLC</p> <p>Address: 4030 Wake Forest Rd Suite 349 Raleigh, NC 27609-0010</p>	<p>Mary Michelle Moore, unmarried</p> <p>Property Address: 2170 School Street Winston-Salem, NC 27105</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership. 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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property herein above described was acquired by Grantor by instrument recorded in Book 3780, Page 443.

A map showing the above described property is recorded in Plat Book 10, Page 149.

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:

Any easements, restrictions or rights of way of record.
2024 ad valorem taxes.

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

Hawk Legacy Investments, LLC:

[Signature] (SEAL)
Name: Alexis Molina
Title: CEO

Connecticut
STATE OF ~~NORTH CAROLINA~~, COUNTY OF Hartford

I, the undersigned, a Notary Public of the state of Connecticut and county of Hartford, certify that Alexis Molina personally appeared before me this day and acknowledged that (s)he is CEO of **Hawk Legacy Investments, LLC**, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 15 day of April, 2024.



YMANI VASQUEZ
NOTARY PUBLIC
State of Connecticut
My Commission Expires
January 31, 2029

[Signature]
Print Name: Ymani Vasquez

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake, which said iron stake is the southeast corner of Lot No. 19 shown on map of S.C. Fulp Estate, in Plat Book 10, Page 149, and running thence South 302 feet more or less to a point in the north line of a road sometimes called White Rock Road, but shown on map of Mt. Pleasant Hills, in Plat Book 8, Page 204, as School Street, running thence along the north line of White Rock Road or School Street the two following courses, namely: North 80 deg. 22 min. West 40 feet to a point and North 64 deg. 05 min. West 47.8 feet more or less to a point in the north line of said road or street where the East line of Lot No. 1 of S.C. Fulp Estate extended intersects the north line of said street; running thence northwardly along the east line of Lot No. 1 on said map extended and also along the east line of Lot No. 1 on said map, in all 285 feet more or less to a point, which point is the southwest corner of Lot No. 19 on map of S.C. Fulp Estate; running thence eastwardly along the south line of Lot No. 19, 90 feet to the place of beginning. Being in all respects the same property as first described in Deed of Trust Book 779, Page 96, in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 2170 School Street, Winston-Salem, NC 27105

Parcel number: 6847-29-8111