

2024013783 00069

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1160.00

PRESENTED & RECORDED

05/01/2024 11:12:03 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3804

PG: 1936 - 1939

Prepared by:

Daniel R. Visalli, Esq.

Swindell & Visalli, PLLC (NO TITLE EXAMINATION)

When recorded, return to Grantee. *6255 Towne Center Dr. Ste 846
Clemmons, NC 27012*

Excise Tax: \$1,160.00

Tax Parcel No.: 6836-63-8583

Brief Description for Index: 1225 New Hope Lane, Winston-Salem, NC

STATE OF NORTH CAROLINA

NORTH CAROLINA

COUNTY OF FORSYTH

SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED is made as of the 30
day of April, 2024 by

GRANTOR: 1225 NEW HOPE LANE, LLC
a North Carolina limited liability company

Grantee's Address: 6 Chivalry Lane
Nesconset, NY 11767

to

GRANTEE: NOBILITY AT WICHITA LLC
a North Carolina limited liability company

Grantee's Address: 6255 Towncenter Drive, Suite 846
Clemmons, NC 27012

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee, in fee simple, all of Grantor's right, title and interest in and to that certain real property located in the City of Winston-Salem, Forsyth County, State of North Carolina more particularly described as follows (the "Land"):

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

SEE EXHIBIT A, attached hereto and incorporated herein.

TOGETHER with all buildings and improvements on the Land, if any, (jointly, the “Improvements”), and all appurtenances, easements, rights of way, licenses, interests, alleys, strips or gores of land located on or pertaining to the Land (the “Appurtenances”)(the Land, the Improvements, and the Appurtenances are collectively referenced herein as the “Real Property”).

The Real Property hereinabove described was acquired by Grantor by instrument recorded in Book 3357, Page 147 of the Forsyth County Public Registry.

The Real Property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid Land and Improvements in fee simple, and all privileges and appurtenances thereto belonging, to Grantee.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

This conveyance is SUBJECT TO the following exceptions to title (the “Permitted Exceptions”):

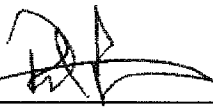
1. Ad valorem taxes for 2024 and subsequent years;
2. Zoning laws and ordinances applicable to the Real Property;
3. Easements, restrictions, covenants and other matters appearing in the Office of the Register of Deeds for Forsyth County, North Carolina; and
4. Matters that would appear on a current ALTA/NSPS Survey of the Real Property.

[EXECUTION AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor, by authority duly given, has executed this instrument as of the day and year first above written.

GRANTOR:

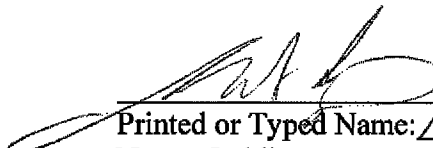
1225 NEW HOPE LANE, LLC
a North Carolina limited liability company

By: 
Paul Eterno, Manager

STATE OF New York
COUNTY OF Sullivan

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 therein and in the capacity indicated: Paul Eterno, Manager of 1225 New Hope Lane, LLC.

Date: 4/26/24


Printed or Typed Name: Michael Esposito
Notary Public
My commission expires: 4/4/26

[Official Stamp/Seal]

MICHAEL A. ESPOSITO
Notary Public, State of New York
Reg. No. 01095021643
Qualified in Sullivan County
Commission Expires 04/04/20 26

EXHIBIT A

LEGAL DESCRIPTION

All that certain lot or parcel of land lying and being in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stone in the north line of Eighteenth Street, approximately 410 feet east of the east line of Cleveland Avenue, and running thence northwardly 201.7 feet to a stone; thence westwardly 100 feet to a stake; thence southwardly 203.4 feet to stake in the north line of Eighteenth Street; and thence with the north line of Eighteenth Street 100 feet to the place of BEGINNING, being Lot Number One (1) as shown on the plat of property formerly owned by C. Knott recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 45 of deeds at Page 568. The lot is shown as Lot Number One (1) in Block 337 on the official tax map of Forsyth County and the City of Winston Salem.