

2024017919 00176

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$290.00
 PRESENTED & RECORDED
 06/03/2024 04:57:11 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3809
 PG: 2840 - 2841

Excise Tax \$290.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: ____ Lot: 317 & 318

Parcel Identifier No.: 6835-80-2854.000

This instrument prepared by John B. South, Jr., a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

The South Law Firm, PLLC, 3725 National Drive Suite 215, Raleigh, NC 27612

Return to: Grantee

This property is not the primary residence of the Grantor.

Brief description for the Index

Lots 317 and 318

THIS DEED made this 29 day of May, 2024, by and between**GRANTOR**

HAGER CAPITAL, LLC
 a Utah Limited Liability Company

Mailing Address:
 4716 W. Gold Miners Place
 Herriman, UT 84096

GRANTEE

MARLA CARRIER

Property & Mailing Address:
 1529 Fitch Street
 Winston-Salem, NC 27107

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:

BEGINNING at an iron stake on the North side of Fitch Street: beginning at the southeast corner of Lot No. 319, running thence eastwardly along the north side of Fitch Street 50 feet to a stake and of that width extending northwardly between parallel line 110 feet to the south line of Lots Nos. 381 and 382, being Lots Nos. 317 and 318 on map of Columbia Heights as recorded in Plat Book 4, Page 177, Forsyth County Registry.

Submitted electronically by South Law Firm 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.

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Hager Capital, LLC, a Utah Carolina Limited Liability Company
(entity name)

By: [Signature]
Name: **Jordan Hager**
Title: **Managing Member**

By: [Signature]
Name: **Danielle Bailey Hager**
Title: **Member**

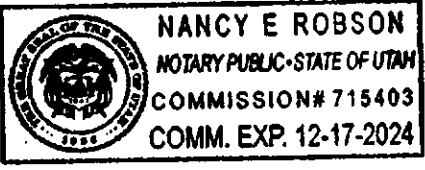
STATE OF Utah COUNTY OF Salt Lake

I, Nancy E. Robson, a Notary Public for Salt Lake County, State of Utah certify that Jordan Hager and Danielle Bailey Hager personally appeared before me this day and acknowledged that they are the **Members of Hager Capital LLC, a Utah Limited Liability Company** and by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 29 day of May, 2024.

[Official Seal]

[Signature]
NOTARY PUBLIC



My Commission expires: 12-17-2024