



2024019385 00051
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
06-14-2024 11:39:01 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3811
PG: 1769-1771

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:\$0.00

Parcel Identifier No. 6833-28-4001, 6833-28-4071, 6833-28-5043 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Grabowski Law Firm, PLLC – 1515 Mockingbird Ln, Ste 700, Charlotte, NC 28209

Brief description for the Index: Lots 18-21 of G.F. Hartle

THIS DEED made this 14 day of June, 2024, by and between

GRANTOR

GRANTEE

The Estate of Terry Van Richardson
via the Executrix and Heir, Priscilla Ivester

Billings Investment Properties LLC

Mailing address:

2401 ROSEBODDAGE
WINSTON-SALEM NC 27103

Mailing address:

PO box #477
Linwood, NC 27299

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See attached "Exhibit A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2290 page 4230-4231 and Book 2292 page 333-334.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 155.

Original to:

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, other than the following exceptions:

1. Ad valorem real estate taxes and assessments
2. Local state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.
3. Easements, rights-of-way, reservations, restrictive covenants and other conditions disclosed on the public records.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

The Estate of Terry Van Richardson
 Signature: Priscilla Ivester
Priscilla Ivester, Executrix and Heir
IVESTER

State of NC - County or City of Davie
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that Priscilla Ivester personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of June, 2024

JESSICA R. WILSON
 Notary Public, North Carolina
 Davie County
 My Commission Expires Nov. 22, 2026
 (A Notary Seal)

Jessica R. Wilson
Jessica R. Wilson Notary Public
 Notary's Printed or Typed Name

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lots 18, 19, 20 and 21 as shown on the Map of G.F. Hartle as recorded in Map Book 5, Page 155 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Address/PIN: 330 Hartle St (Lot 18), 6833-28-4001

Address/PIN: 0 Hartle St (Lot 19, 20),6833-28-4071

Address/PIN: 312 Hartle St (Lot 21),6833-28-5043

Title Insurance: Investors Title