

**2024024822 00046**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$580.00**

PRESENTED &amp; RECORDED

07/26/2024 10:10:09 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3818****PG: 873 - 876****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$580.00
Parcel ID:	6817-65-0516.00
Mail Tax Bill to:	1206 Reynolda Road, Winston-Salem, NC 27104
Prepared by and return to:	Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#: 2794.24143 VonIsenburg
Brief description for the index:	Lot 25, George D. Hodgins Subdivision

This instrument prepared by: Lawson Newton, 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.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 24<sup>th</sup> day of July, 2024, by and between:

GRANTOR	GRANTEE
Do Dreams, Inc 3509 Blairwood Street High Point, NC 27265	Charles Matthew Von Isenburg 1206 Reynolda Road Winston-Salem, NC 27104

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING KNOWN AND DESIGNATED as Lots 25 as shown on the map of the property of George D. Hodgins, as recorded In Plat Book 7, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more complete description.

Subject to all easements of record as recorded in the office of the Register of Deeds of Forsyth County, North Carolina.

SEE EXHIBIT A FOR THE DESCRIPTION OF EASEMENTS RESERVED AND GRANTED

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3776 Page 3050.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

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A map showing the Property is recorded in Plat Book 7 Page 92.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

\_\_\_\_\_(SEAL)  
Name:

Do Dreams, Inc \_\_\_\_\_(SEAL)  
**Entity Name**

\_\_\_\_\_(SEAL)  
Name:

By: 김승민 Soonmin Kwon \_\_\_\_\_(SEAL)  
Name: Soonmin Kwon  
Title: President

\_\_\_\_\_(SEAL)  
Name:

By: \_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)  
Name:

Name:  
Title:

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Elizabeth F. Searcy, a Notary Public of the County of Forsyth and State of North Carolina, certify that Soonmin Kwon, President, either being personally known to me or proven by satisfactory evidence (said evidence being Driver License), who is the President of Do Dreams, Inc. personally appeared before me this day and acknowledged that (s)he is President of Do Dreams, Inc. corporation and that as President being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

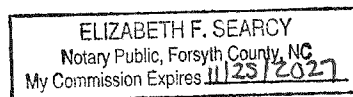
WITNESS my hand and notarial seal, this 24<sup>th</sup> day of July, 2024.

Elizabeth F. Searcy

Notary Public Signature

Printed Name: Elizabeth F. Searcy

My Commission Expires: 11/25/2027



## EXHIBIT A

Lot 25 is herein conveyed TOGETHER WITH the following described easement which is for access across Lot 23 of the referenced plat, upon which lot 23 is located Grantee's driveway servicing Lot 25. This easement shall be perpetual, run with the land and inure to the benefit of Grantee, his heirs successors and assigns in title:

BEGINNING at an existing iron pipe in the eastern right of way of Old Town Drive, said pipe being northwest corner of Lot 23 and the southwest corner of Lot 25, George D. Hodgkin Property as described in Plat Book 7, page 92, Forsyth County Registry, runs thence with the line between Lots 23 and 25, S 86-58-42 E 179.19' to an iron pipe, runs thence with the eastern line of Lot 23, S 02-55-00 W 15.0' to a point, runs thence along a line through Lot 23, N 86-58-42 W 179.56' to a point in the eastern right of way of Old Town Drive, runs thence with the eastern right of way of Old Town Drive, N 04-26-47 E 15.0' to the point and place of BEGINNING, being a 15' strip on the north side of Lot 23.

Lot 25 is conveyed SUBJECT TO the following described easement which is for sewer access across Lot 25 of the referenced plat, which easement shall be for the benefit of Lot 23 of the referenced plat. This easement shall be perpetual, run with the land and inure to the benefit of the current owner of Lot 23, its successors and assigns in title:

BEGINNING at an iron pipe in the eastern right of way of Old Town Road, said iron being the northeast corner of Lot 25, George D. Hodgkin Property as shown in Plat Book 7, page 92, Forsyth County Registry, runs thence with the north line of Lot 25, S 86-58-42 E 15.00' to a point, runs thence with a line through Lot 25, S 04-26-47 W 100.00' to a point in the southern line of Lot 25, runs thence with the southern line of Lot 25, N 86-58-42 W 15.00' to an iron pipe in the eastern right of way of Old Town Road, runs thence with the eastern right of way of Old Town Road, N 04-26-47 E 100.00' to the point and place of BEGINNING, containing 1500 square feet and being a 15' strip on the western side of Lot 25, to be used as sewer access for Lot 23.