

2024025307 00181

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00
PRESENTED & RECORDED
07/30/2024 04:01:03 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3818
PG: 3761 - 3763

Excise Tax \$420.00 Recording Time, Book and Page

Parcel Identifier No. 6836-81-1624.000

Mail after recording to GRANTEE
This instrument was prepared by Todd J. Farlow, Attorney at Law, PO Box 3965, Mooresville, NC 28117
Brief Description for the index Lot 23 Eastern Heights PB 73/546

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made July 14, 2024 by and between

GRANTOR	GRANTEE
HELMSMAN HOMES, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY PO BOX 3965 MOORESVILLE, NC 28117	CHARLES VANCE DOBSON, JR. AND WIFE, LATASHA EDWARDS Mailing Address of Grantee: 1311 N. Jackson Ave. Winston Salem, NC 27101 Address of Property Conveyed: 1311 N. Jackson Ave. Winston Salem, NC 27101

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 ATTACHED EXHIBIT "A"

THE AFOREDESCRIBED PROPERTY WILL BE THE PRIMARY RESIDENCE OF GRANTEE.

THE PREPARER OF THIS DOCUMENT NEITHER CERTIFIES TITLE TO NOR PARTICIPATED IN THE SETTLEMENT CLOSING FOR THIS PROPERTY.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3717, Page 3841.**

A map showing the above described property is recorded in **Plat Book 73, Page 546.**

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.

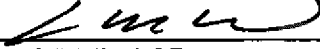
Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for current and subsequent years. Closing attorney certifies that delinquent taxes, if any, shall be paid from closing proceeds.

Any and all valid easements, restrictions and rights of way in existence in or over said premises which may appear as of record in the Office of the Register of Deeds for said County.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**HELMSMAN HOMES, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY**

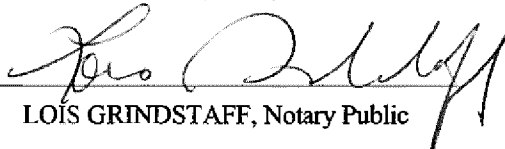
BY:  (SEAL)
**ERIC M. WOOD
MANAGER**

SEAL-STAMP

IREDELL COUNTY, NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC driver's license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **ERIC M. WOOD, MANAGER OF HELMSMAN HOMES, LLC; GRANTOR**

Date: July 18, 2024


LOIS GRINDSTAFF, Notary Public

My Commission Expires: April 20, 2029

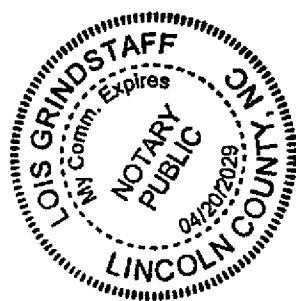


EXHIBIT "A"

FRONTING ON NORTH STREET 50 FEET, AND OF THAT WIDTH EXTENDING EASTWARDLY 175 FEET AND BEING BOUNDED ON THE WEST BY NORTH STREET, NORTH BY LOT NO 21, SOLD TO CHAS. B. MOORE, EAST BY AN ALLEY AND SOUTH BY LOT NO. 25. THE ABOVE DESCRIBED LOT BEING KNOWN AND DESIGNATED AS LOT NO. 23 ON EASTERN HEIGHTS PLAT, RECORDED IN BOOK 73 PAGE 546, REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, NORTH CAROLINA. (NORTH STREET AS MENTIONED ABOVE IS NOW KNOWN AS JACKSON AVENUE).