

2024028664 00111FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$470.00

PRESENTED & RECORDED

08/26/2024 02:46:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3823

PG: 1016 - 1017

Excise Tax \$470.00

Recording Time, Book and Page

Parcel Identifier No. 6836-16-9439.000

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

6 W. 28th St., Winston Salem, NC*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.***NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made August ¹⁶, 2024 by and between

GRANTOR

GRANTEE

HELM SMAN HOMES, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANYPO BOX 3965
MOORESVILLE, NC 28117

SAMUEL W. DRESSLER, JR. _____

Mailing Address of Grantee:
6 W. 28th St.
Winston Salem, NC 27105Address of Property Conveyed:
6 W. 28th St.
Winston Salem, NC 27105

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:

BEGINNING AT AN IRON STAKE IN THE SOUTH LINE OF 28TH STREET, THE NORTHWEST CORNER OF LOT NO. 195 ON THE MAP OF BON AIR-GREENWAY PLACE, AS IN PLAT BOOK 8, PAGE 109, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; RUNNING THENCE WITH THE SOUTH LINE OF 28TH STREET IF EXTENDED WESTWARDLY 50 FEET TO A STAKE; THENCE SOUTHWARDLY ON A LINE PARALLEL WITH THE LINE OF BON AIR-GREENWAY PLACE, 251.8 FEET, MORE OR LESS, TO A STAKE, THE NORTHWEST CORNER OF WILLIAM D. HARWOOD, ET ALUX, THENCE WITH HARWOOD'S NORTH LINE EASTWARDLY 50 FEET TO A STAKE IN THE WEST LINE OF BON AIR-GREENWAY PLACE; THENCE WITH THE WEST LINE OF SAID DEVELOPMENT, NORTHWARDLY 251.8 FEET TO THE BEGINNING.

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 3727, Page 1646.**

A map showing the above described property is recorded in **Plat Book at Page .**

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**

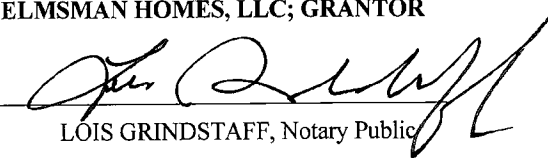
BY:  (SEAL)
**ERIC M. WOOD
MANAGER**

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: August 16, 2024


LOIS GRINDSTAFF, Notary Public

My Commission Expires: April 20, 2029

