

2024032597 00032

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 09/26/2024 10:10:04 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3827
PG: 4330 - 4333

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No.: 6834-82-2272

Mail/Box to: A&J flippomania LLC, 746 Woodcote Dr, Winston Salem, NC 27107

This instrument was prepared by: David T. Kasper, 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.

Brief description for the index: Half of Lot 56, Lot 57, 58, 59 & 60, PB 4, Pg 22

THIS DEED made this 24th day of September, 20 24, by and between:

GRANTOR	GRANTEE
HANSLEY RENTALS LLC, a North Carolina Limited Liability Company, and Marvin F. Hansley and wife, Mary P. Hansley Forwarding address: 4004 Old Vineyard Road Winston-Salem, NC 27104	A&J flippomania LLC, a North Carolina Limited Liability Company Buyer mailing address: 746 Woodcote Dr 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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3735, Page 1291, and Deed Book 2459, Page 4605, Forsyth County Registry.

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: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

HANSLEY RENTALS LLC

BY: Mary Hansley
Mary Hansley
Owner Manager

Miranda Vaden AIF
Marvin F. Hansley, by and through Miranda Vaden, his attorney-in-fact

Mary P. Hansley
Mary P. Hansley

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Melanie J Snow, a Notary Public certify that Mary Hansley personally came before me this day and acknowledged the he/she is Owner Manager of HANSLEY RENTALS LLC, a Limited Liability Company and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 24 day of September, 2024.

Melanie J Snow
Notary Public

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027



STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Melanie J Snow, a Notary Public for Forsyth County, North Carolina, do hereby certify that Miranda Vaden, attorney in fact for Marvin F. Hansley, personally appeared before me this day, and being by me duly sworn, say that she executed the foregoing and annexed instrument for and in behalf of the said Marvin F. Hansley, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds for Forsyth County, North Carolina in Deed Book 3699, Page 281, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

Witness my hand and official seal, this the 24 day of September, 2024.

Melanie J Snow
Notary Public

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027



EXHIBIT A

Tract One:

Being known and designated as Lot Nos. 59 and 60, Block B, as shown on the map entitled Bertie Charles Hauser Property, made by Paul King, C.E., formerly owned by M. L. Charles and known as the part of Martin Charles Land, which plat is recorded in Plat Book 4, at Page 22, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract Two:

BEGINNING at an iron stake on the South side of Charles Street (formerly known as Crowder Street), the Northeast corner of Lot No. 55, and running thence South 5 deg. West along the West line of Lot No. 59, a distance of 150 feet to an iron stake, the Southeast corner of Lot No. 59, thence along the North lines of Lots Nos. 27, 28 and 29 South 85 deg. East a distance of 62.5 feet to an iron stake in the North line of Lot No. 29; thence North 5 deg. East a distance of 150 feet to an iron stake on the South side of Charles Street, thence along the South side of Charles Street, North 85 deg. West a distance of 62.5 feet and being known and designated as Lots Nos. 57 and 58 and the West half of Lot No. 56, Block B, as shown on the map of Property of Bertie Charles Hauser known as a part of the M.L. Charles Land, recorded in the Office of the Register of Deeds of Forsyth County, NC, in Plat Book 4, page 22.

For chain of title see Deed Book 1041, Page 0352, Forsyth County Registry and the Estate of Josephine Y. Weaver File No.: 04 E 378, Forsyth County CSC.