

2024036825 00045

FORSYTH COUNTY NC FEE \$26.00
GIFT DEED
PRESENTED & RECORDED
10/30/2024 10:44:27 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3833
PG: 2434 - 2437

Prepared by & Return To:
Sperry & Hatley, P.C.
5801 Brixham Hill Avenue
Suite 225
Charlotte, NC 28277

**NORTH CAROLINA
NON WARRANTY DEED**

Excise Tax: EXEMPT

Brief ID: METES AND BOUNDS

Parcel ID # No.: 6835-76-4943.000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, The Sperry Law Firm, P.C..

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. This Deed is exempt from transfer tax as a conveyance in no consideration in property or money due or paid by the transferee or transferor, under North Carolina General Statutes Article 5 § 105-228.29. TITLE NOT EXAMINED BY PREPARING ATTORNEY

THIS DEED made this 29th day of October, 2024 by and between

GRANTOR

Richard Ethan Haigler and Jennifer Haigler, a married couple

Mailing Address: 121 Lockerbie Lane, Mooresville, NC 28115

GRANTEE

Haigler Holdings NC, LLC a North Carolina Limited Liability Company

Property Address: 222 North Dunleith Avenue Winston-Salem, NC 27101

Mailing Address: 121 Lockerbie Lane, Mooresville, NC 28115

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 located in Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Sperry & Hatley, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property 1:

Fronting 50 feet on the west side of N. Dunleith Avenue, south of E 3rd Street, and extending back westwardly between parallel lines 125 feet and being the southern portions of Lot Nos. 9 and 10 and the east half of Lot No. 8 in Block "C" on the Plat of "CLAREMONT" property, recorded in the Office of the Register of Deeds of Forsyth County, N.C. The herein conveyed lot is shown on the Forsyth County Tax Maps as Lot 211 in Block 532.

Parcel ID # No. 6835-76-4943.000

Being all or a portion of that property described in that deed recorded in Book 3795 at Page 2222-2224, Forsyth County Public Registry.

The above described property does does not include the primary residence of the Grantor.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

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 officer(s), the day and year first above written.

Richard Ethan Haigler (SEAL)
Richard Ethan Haigler

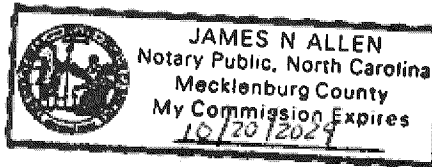
STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, James N Allen, a Notary Public, certify that Richard Ethan Haigler personally came before me this day executed the foregoing document.

Witness my hand and official seal this 29th day of October, 2024.

James N Allen (James N Allen)
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/20/2029



Jennifer Haigler (SEAL)
Jennifer Haigler

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, James N Allen, a Notary Public, certify that Jennifer Haigler personally came before me this day and executed the foregoing document.

Witness my hand and official seal this 29th day of October, 2024.

James N Allen (James N Allen)
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/20/2029

