

**2024040161 00202**

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

PRESENTED & RECORDED  
11/25/2024 04:00:52 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3837**  
**PG: 3701 - 3704**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$580.00**

**Tax Parcel Identification Number: 6808-31-8689.000**

**This instrument was prepared by: Malia M. Williams**, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**Return to: Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**

**Mail Tax Bill to Grantee: 4442 Gracemont Drive NW, Winston Salem, NC 27106**

**Property Address: 4442 Gracemont Drive NW, Winston Salem, NC 27106**

**Brief description for the Index: Lot 40-A, PB 79, PG 26**

**THIS DEED made this the 22<sup>nd</sup> day of November, 2024**

**GRANTOR**

**Hildreth Homes, Inc.,**  
a North Carolina corporation

**7893 Hillsville Road**  
**Sophia, NC 27350**

**GRANTEE**

**Jose Dodjie Belloga, Jr. and spouse,**  
**Riza Grace Belloga**

**4442 Gracemont Drive NW**  
**Winston Salem, NC 27106**

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 the County of **Forsyth**, State of North Carolina and more particularly described as follows:

**SEE EXHIBIT “A” attached hereto and incorporated herein by reference.**

For back title reference see Deed Book 3783 at Page 3357, **Forsyth** County Registry.

**THIS IS \_\_\_\_\_ OR IS NOT X THE GRANTOR’S PRIMARY RESIDENCE**

**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:

- (1) Subject to easements and restrictions of record, if any;
- (2) Ad valorem real property taxes for 2024 and subsequent years; and
- (3) All matters shown on that Plat recorded in Plat Book 79, Page 26, Forsyth County Registry.

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

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE]

GRANTOR

Hildreth Homes, Inc., a North Carolina corporation

By: *Ian Patrick Hildreth* (SEAL)

Printed Name: Ian Patrick Hildreth

Title: President

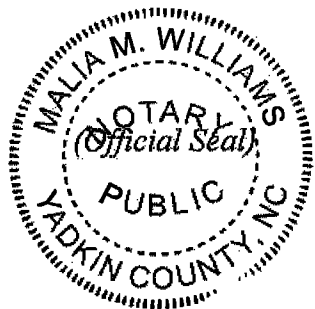
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

*Ian Patrick Hildreth*  
*President of Hildreth Homes, Inc.,*  
*a North Carolina corporation*

This 22<sup>nd</sup> day of November, 2024.



*Malia M. Williams*  
Official Signature of Notary

Malia M. Williams  
Notary's printed or typed name, Notary Public

My commission expires: 06-28-2026

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**BEING KNOWN AND DESIGNATED** as "LOT 40-A", as the same is shown on a Plat duly recorded in Plat Book 79, Page 26 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**For back title reference see Deed Book 3783 at Page 3357, Forsyth County Registry.**

**More commonly known as: 4442 Gracemont Drive, Winston-Salem, NC 27106**  
**Parcel ID No: 6808-31-8689.000**