

2025002309 00104

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
 01/24/2025 03:01:54 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3845

PG: 3405 - 3409

This instrument prepared by: Sarah I. Young, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No.: 6846-05-1665.000

Mail after recording to: GRANTEE

This instrument was prepared by: Sarah Young / Law Office of Sarah Young, PLLC,
 2235-D Lewisville-Clemmons Rd, Clemmons, NC 27012

Brief Description from the Index:

THIS DEED made this 27th day of December, 2024, by and between

GRANTOR	GRANTEE
ERJ Commerce NC, LLC, a North Carolina Limited Liability Company	Hawk Legacy Investments, LLC, a Limited Liability Company

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated by Reference.

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3376, Page 748, Forsyth County Registry.

Submitted electronically by "Law Office of Sarah Young, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 1, Page **36** and referenced within this instrument.

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:

Power, telephone and utility easements found of record or on ground appearing.

[SIGNATURE PAGE TO FOLLOW]

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

ERJ Commerce NC, LLC, a North Carolina Limited Liability Company

By: [Signature] manager member
Joshua Rousseve, Manager Member

STATE OF California
COUNTY OF San Bernardino

I, Adela Esmeralda Ayala, a Notary Public of State of California, certify that Joshua Rousseve, Manager Member of ERJ Commerce NC, LLC personally came before me this day and acknowledged that he/she is Manager Member of ERJ Commerce NC, LLC, a North Carolina Limited Liability Company, and that he/she, as Manager Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 26th day of December, 2024.

[Signature]

Official Signature of Notary

Printed name of Notary: Adela Esmeralda Ayala

My Commission Expires: 08/15/2027

* See Attached CA
Certificate For
Seal.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

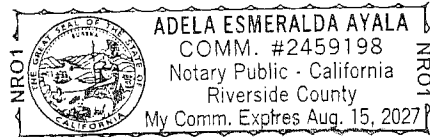
State of California
County of San Bernardino)

On December 26th, 2024 before me, Adela Esmeralda Ayala, Notary Public
(insert name and title of the officer)

personally appeared Joshua Rousseve,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Adela Esmeralda Ayala (Seal)

Exhibit "A"
Property Description

BEGINNING at an iron stake, the Northeast Intersection of 25th Street (formerly Snyder Street) and Manchester Street, running thence Northwardly with the East line of Manchester Street 149.7 feet to an iron stake in the South line of a 10 foot alley; thence Eastwardly with the South line of said alley 50 feet to any iron stake, the Northwest corner of Lot No. 123; thence Southwardly with the West line of said Lot No. 123 — 149.7 feet to an iron stake in the North line of 25th Street; thence Westwardly with the North line of 25th Street, 50 feet to an iron stake to the point of beginning.

BEING KNOWN AND DESIGNATED as Lot No. 124 on the Map of ALEXANDER HEIGHTS, recorded in Plat Book No. 1, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina. Also known as Lot No. 124, Block 1213, Forsyth County Tax Map.

Proper Address: 2101 E. Twenty Fifth Street, Winston-Salem, NC 27105
Parcel # 6846-05-1665.000