

2025003068 00086

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$380.00

PRESENTED & RECORDED
 01/31/2025 12:40:35 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3846
PG: 3397 - 3400

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$380.00

Parcel Identifier No. 6857-71-2906.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: 1.71 ACRES +/-

THIS DEED made the 29 day of Jan., 2025, by and between

GRANTOR	GRANTEE
Hart Construction Services, LLC <i>a North Carolina Limited Liability Company</i> Grantor Address: 7763 Craig Rd Belews Creek, NC 27009	Kieheem Rayshawn Shuman, unmarried man Property Address: 4680 Reidsville Road Winston-Salem, NC 27101

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:

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 3471, Page 1507, 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.

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

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Hart Construction Services, LLC, a North Carolina Limited Liability Company

By: Jennifer Palmore Hart (SEAL)
Jennifer Palmore Hart, Member

By: Graham Robertson Hart III (SEAL)
Graham Robertson Hart, III, Managing Member

STATE OF NC
COUNTY OF Forsyth

I, India Hanley, Notary Public, do hereby certify that Jennifer Palmore Hart, Member of Hart Construction Services, LLC and Graham Robertson Hart, III, Managing Member of Hart Construction Services, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 29 day of Jan., 2025.

India Hanley
Official Signature of Notary

Printed or typed name of Notary India Hanley

My Commission Expires: 2-26-28

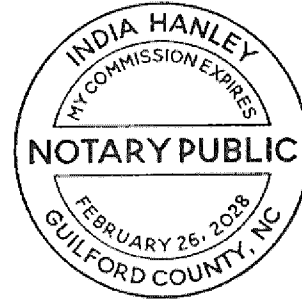


Exhibit "A"**Property of Kieheem Rayshawn Shuman, unmarried man
4680 Reidsville Road**

BEGINNING AT AN ESTABLISHED IRON PIN WITHIN THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 158, SAID EXISTING IRON PIPE BEING THE WESTERN CORNER OF THE THERESA M. GAGAN PROPERTY AS DESCRIBED IN DEED BOOK 1650, PAGE 144, FORSYTH COUNTY REGISTRY WHERE SAID GAGAN PROPERTY INTERSECTS WITHIN THE SAID RIGHT OF WAY OF U.S. HIGHWAY 158; THENCE ALONG SAID GAGAN PROPERTY CROSSING THE EASTERN RIGHT OF WAY OF SAID U.S. HIGHWAY 158 SOUTH 36° 25' 00" EAST 308.45 FEET TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID GAGAN PROPERTY NORTH 68° 00' 00" EAST 95.36 FEET TO AN EXISTING IRON PIPE IN THE M. M. WESTMORELAND HEIRS PROPERTY; THENCE WITH SAID WESTMORELAND HEIRS PROPERTY SOUTH 05° 40' 23" WEST 345.00 FEET TO AN EXISTING IRON PIPE IN THE CHARLES E. ROBERTSON PROPERTY AS DESCRIBED IN DEED BOOK 1337, PAGE 272, FORSYTH COUNTY REGISTRY; THENCE WITH SAID ROBERTSON PROPERTY CROSSING THE BRANCH, NORTH 37° 41' 23" WEST 487.06 FEET TO AN AXLE; THENCE NORTH 24° 41' 00" EAST 65.95 FEET TO AN EXISTING PIPE; THENCE NORTH 19° 11' 16" WEST, CROSSING THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 158 60.40 FEET TO AN EXISTING IRON PIPE WITHIN SAID RIGHT OF WAY; THENCE NORTH 44° 35' 46" EAST 75.00 FEET TO THE POINT AND PLACE OF BEGINNING, BEING 1.71 ACRES, MORE OR LESS, ACCORDING TO AN UNRECORDED MAP OR PLAT BY LARRY L. CALLAHAN, R. L. S., DATED AUGUST 30, 1990.

The subject property is the same as that property described in Deed Book 3471, Page 1507, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6857-71-2906.000 on the Forsyth County Tax Maps.