

2025003127 00145FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$327.00

PRESENTED & RECORDED

01/31/2025 02:53:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3846

PG: 3688 - 3694

NORTH CAROLINA GENERAL WARRANTY DEED

Taxable Consideration: \$327.00

Mail after recording to: **Blanco Tackabery & Matamoros, PA, Attn: JEV**
P.O. Drawer 25008, Winston-Salem, NC 27114-5008This instrument was prepared by: **James E. Vaughan**

Tax Parcel Number(s): 6837-62-2648.000

Brief Description for the index

807 Akron Drive

THIS DEED made this 18 day of September, 2024, by and between

GRANTOR	GRANTEE
Helmsman Homes, LLC P.O. Box 3965 Mocksville, NC 28117	ALFIE Classic REO LLC 19 Arlington St., Suite 1 Asheville, NC 28801
Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.g., corporation or partnership	

The designation Grantor and Grantee as used herein shall include said parties, 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 of its interest in that certain lot or parcel of land, together with all improvements located thereon, situated in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

This Deed is an absolute conveyance from Grantor to Grantee for a fair and adequate consideration of \$163,418.75, said consideration being the credit of certain indebtedness evidenced by a certain Promissory Note dated April 14, 2023 (the "Note"), from Helmsman Homes, LLC to ALFIE Investors LLC in the original principal amount of \$160,000.00 (the "Indebtedness"). The Indebtedness was secured by a Deed of Trust from Grantor recorded in Book 3749, Page 1000 in the Office of the Register of Deeds of Forsyth County, North Carolina (the "Deed of Trust").

Grantee acquired all right, title and interest to the Note and Deed of Trust through assignment from ALFIE Investors LLC.

THIS DEED is being given in lieu of foreclosure of the Deed of Trust and in consideration of the full satisfaction of the Indebtedness.

Grantor declares as follows:

1. This Property is not the primary residence of Grantor.
2. Possession of the Property is hereby surrendered to Grantee.
3. This conveyance is freely and fairly made, and there are no agreements, oral or written, between Grantor and Grantee with respect to the Property and the full satisfaction of the Indebtedness, other than this Deed between Grantor and Grantee of even date.

TO HAVE AND TO HOLD the Property 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 Property 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 is subject to Taxes for the year 2024 and subsequent years. In addition, the following tract(s) are subject to the following exceptions:

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the title disclosed by plat(s) recorded in Plat Map Book 1 at Page 106 of the Forsyth County Registry.
2. Title to any portion of the land lying within the right of way of Walker Road.

[SEPARATE SIGNATURE PAGE ATTACHED]

IN WITNESS WHEREOF, the Grantor has hereunto executed and delivered this Deed, the day and year first above written.

GRANTOR:

HELMSMAN HOMES, LLC, a North
Carolina limited liability company

By: [Signature] (SEAL)
Eric M. Wood, as its Member and Manager

By: [Signature] (SEAL)
Zeno B. Hawkins, as its Member and Manager

STATE OF NORTH CAROLINA
COUNTY OF LINCOLN

I, Lois Grindstaff, a Notary Public in and for the aforesaid state and county, hereby certify that Eric M. Wood and Zeno B. Hawkins personally appeared before me this day and acknowledged that they are Members and Managers of Helmsman Homes, LLC, a North Carolina limited liability company, and that they, as its Members and Managers, being authorized to do so, executed the foregoing on behalf of Helmsman Homes, LLC.

Witness my hand and Notarial Seal, this the 18th day of September, 2024.



[Signature]
Notary Public

Printed Name: Lois Grindstaff

My commission expires: April 20, 2029

Exhibit A

DESCRIPTION OF LAND

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, NEAR THE CITY OF WINSTON-SALEM, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE NORTH MARGIN OF WALKER ROAD, SAID STAKE BEING A DISTANCE OF 50 FEET EASTWARDLY FROM THE NORTHEAST CORNER OF THE INTERSECTION OF THE PROPERTY LINE ON TISE AVE. AND WALKER ROAD, THIS POINT OF BEGINNING ALSO IN THE SOUTHEAST CORNER OF LOT NO. 121; THENCE ALONG WALKER ROAD S 87 DEGS. 30 MIN. EAST 50 FT. TO A STAKE, THE CORNER OF LOT 119; THENCE ALONG THE WEST LINE OF LOT NO. 119, N 3 DEGS. 00 MIN. EAST 179 FT. TO A STAKE; THENCE N 87 DEGS. 10 MIN. WEST 50 FT. TO A STAKE IN THE LINE OF LOT NO. 121; THENCE S 3 DEGS. 00 MIN. WEST 179.3 FEET. TO A STAKE, THE PLACE OF BEGINNING, THE SAME BEING KNOWN AS DESIGNATED AS THE SOUTHERN PART OF LOT NO. 120, AS SHOWN ON THE PLAT OF OGBURN REALTY CO.'S. PROPERTY, DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NC, IN BOOK 1, PAGE 106, AND ALSO BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 450, PAGE 260.

SAVE AND EXCEPT FOR A 3 FT. STRIP OF LAND PREVIOUSLY CONVEYED FROM THE ABOVE DESCRIBED TRACT AS IS SET FORTH IN DEED RECORDED IN DEED BOOK 951, PAGE 651, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE.

AFFIDAVIT AND ESTOPPEL CERTIFICATE FOR DEED IN LIEU OF FORECLOSURE

*Prepared by and return to: James E. Vaughan, Blanco Tackabery & Matamoros, P.A.,
P.O. Drawer 25008, Winston-Salem, NC 27114-5008*

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

Eric M. Wood and Zeno B. Hawkins ("Affiants"), Members and Managers of Helmsman Homes, LLC, a North Carolina limited liability company (hereinafter "Grantor"), being first duly sworn, depose and say as follows:

Grantor made, executed, and delivered to ALFIE Classic REO LLC, assignee of ALFIE Investors LLC ("Grantee") a deed dated September 18, 2024 ("Deed") conveying the property described on **Exhibit A** hereto (the "Property").

The Deed is intended to be and is an absolute conveyance of the title to the Property to the Grantee and was not and is not intended as a mortgage, trust conveyance, or security of any kind; that it is the intention of Grantor to convey to Grantee all of its right, title, and interest in the Property absolutely and that possession was delivered to Grantee on September 18, 2024.

The Deed was not given as a preference against any other creditors of Grantor; at the time the conveyance was given there was no other person, firm, or corporation other than Grantee interested, either directly or indirectly in the Property; Grantor is solvent and has no other creditors whose rights would be prejudiced by this conveyance, and Grantor is not obligated under any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed.

In the execution and delivery of the Deed, Grantor is not acting under any misapprehension as to the effect hereof and is acting freely and voluntarily, and is not acting under coercion or duress.

The consideration for the Deed is a credit in the amount of \$163,418.75 against certain indebtedness evidenced by a certain Promissory Note dated April 13, 2023 (the "Note"), from Helmsman Homes, LLC to ALFIE Investors LLC in the original principal amount of \$160,000.00 (the "Indebtedness"), which was secured by a Deed of Trust from Grantor for the benefit of ALFIE Investors LLC recorded in Book 3749, Page 1000 in the Office of the Register of Deeds of Forsyth County, North Carolina securing the maximum principal amount of \$160,000.00 ("Deed of Trust"), of which Grantee is the current holder, and for which the Deed was given in lieu of foreclosure of the Deed of Trust and for the release of the Deed of Trust; and Grantor believes that the consideration represents the fair value of the Property so deeded.

Grantee acquired all right, title and interest to the Note and Deed of Trust through assignment from ALFIE Investors LLC.

This Affidavit and Estoppel Certificate is made for the protection and benefit of Grantee, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Property herein described, and particularly for the benefit of Chicago Title Insurance Company which is about to insure the title to said Property in reliance thereon, and any other title company which may hereafter insure the title to said Property.

Affiants will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted to the proof of the particular facts set forth herein.

HELMSMAN HOMES, LLC, a North
Carolina limited liability company

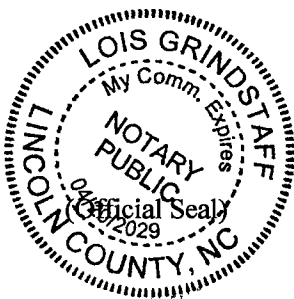
By: [Signature] (SEAL)
Eric M. Wood, as its Member and Manager

By: [Signature] (SEAL)
Zeno B. Hawkins, as its Member and Manager

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

I, Lois Grindstaff, a Notary Public in and for the aforesaid state and county, hereby certify that Eric M. Wood and Zeno B. Hawkins personally appeared before me this day and acknowledged that they are Members and Managers of Helmsman Homes, LLC, a North Carolina limited liability company, and that they, as its Members and Managers, being authorized to do so, executed the foregoing on behalf of Helmsman Homes, LLC.

Witness my hand and Notarial Seal, this the 18th day of September, 2024.



[Signature]
Notary Public

Printed Name: Lois Grindstaff

My commission expires: April 20, 2029

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