

2025008989 00153

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$590.00

PRESENTED & RECORDED
 03/21/2025 03:28:37 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3854
PG: 419 - 420

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$590.00
Parcel ID:	6807-68-5797
Mail/Box to:	Shoaf Law Firm, P.A., 8414 Falls of Neuse Road, Suite 104, Raleigh, NC 27615
Prepared by:	Shoaf Law Firm, P.A., 8414 Falls of Neuse Road, Suite 104, Raleigh, NC 27615
Brief description for the index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 19th day of March, 2025, by and between:

GRANTOR	GRANTEE
Hallcom Worldwide, LLC, a North Carolina limited liability company 2780 Pfafftown Forest Drive Winston Salem NC 27106-9728	Evan L. Elliott, single and Noah M. Elliott, single, Joint Tenants with Rights of Survivorship 4536 Oakwood Circle Winston Salem, NC 27106

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

All that certain lot or parcel of land in the City of Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows (the "Property"):

LYING AND BEING in Old Town Township, Forsyth County, North Carolina, and BEGINNING at an existing iron pipe located in the western right-of-way line of Oakwood Circle, the northeast corner of the property of Lee Thompson Reavis, now or formerly (Book 1629, page 4120, Forsyth County Registry; Tax Lot 37A of Tax Block 3488, Forsyth County Tax Records); running thence from said iron pipe, North 86° 38' 20" West 300.72 feet to an existing iron pipe, the southeast corner of the property of First Church of Nazarene (Book 1167, page 650, Forsyth County Registry; Tax Lot 35A of Tax Block 3488, Forsyth County Tax Records); running thence with the eastern line of said First Church of Nazarene, North 03° 24' 45" East 100.31 feet to an existing iron pipe, the southwest corner of the property of Justinian S. Pascu, now or formerly (Book 1837, page 1343, Forsyth County Registry; Tax Lot 13T of Tax Block 3488, Forsyth County Tax Records); running thence with the southern line of said Pascu, South 86° 34' 26" East 301.06 feet to a

power pole located in the western right-of-way line of Oakwood Circle; running with said right-of-way South 03° 36' 44" West 99.97 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.692 acres, more or less. Being Tax Lot 35B of Tax Block 3488, Forsyth County Tax Records.

The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc., dated 7/19/95; Job No. 8223-1 and entitled "Map for David A. Adams".

All or a portion of the Property was acquired by Grantor by instrument recorded in Book RE 3822 Page 4441.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Hallcom Worldwide LLC

Entity Name

By: [Signature]

Name: Justin Combs

Title: Manager/Member

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I, Heather M. Waters, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19 day of March, 20 25 each acknowledging to me that ~~he~~ she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Justin Combs as Manager/Member of Hallcom Worldwide LLC

Affix Notary Seal/Stamp

HEATHER M WATERS
NOTARY PUBLIC
Carteret County
North Carolina
My Commission Expires March 21, 2026

Heather M. Waters
Notary Public (Official Signature)
My commission expires: 03.21.2026