

2025012422 00028

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$199.00

PRESENTED & RECORDED
 04/17/2025 09:45:59 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3858
PG: 2282 - 2284

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$199.00

Parcel Identifier No. 6845-27-9336.000

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

By: _____

Mail/Box to: Grantee at: 2717 Old Greensboro Rd, Winston-Salem, NC 27101

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 134, Master Park Property, PB 2, PG 19, Forsyth County, North Carolina

THIS DEED made this 14 day of APRIL 2025, by and between

GRANTOR	GRANTEE
MID-HUFF INVESTMENTS, INC., a North Carolina Corporation	SPARKLE SHEKINAHU, ELU, unmarried
MAILING ADDRESS:	PROPERTY ADDRESS:
<u>11212 OLD HIGHWAY 52, STE 11</u> <u>WINSTON-SALEM, NC 27107</u>	<u>2717 OLD GREENSBORO ROAD</u> <u>WINSTON-SALEM, NC 27101</u>
PROPERTY ADDRESS IS NOT <input checked="" type="checkbox"/> X GRANTOR'S PRIMARY RESIDENCE	

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 ATTACHED EXHIBIT "A"

Submitted electronically by "Heather Kiger 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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

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

MID-HUFF INVESTMENTS, INC.

William R. Huffman (SEAL)
BY: WILLIAM HUFFMAN
ITS: SECRETARY

State of North Carolina
 County of Forsyth

I, *DAVID CUMMINGS*, the undersigned Notary Public of County and State aforesaid, certify that **WILLIAM HUFFMAN** who is known to me and being by me duly sworn says that he is **SECRETARY** of **MID-HUFF INVESTMENTS, INC.**, a North Carolina Corporation and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Corporation. WITNESS my hand and official stamp or seal, this *14* day of April, 2025.

My commission expires: *07/28/2027*

[Signature]
 Notary Public

SEAL

David Cummings NOTARY PUBLIC Forsyth County, NC My Commission Expires July 28, 2027
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EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 134 containing 0.34 acres, more or less, as shown on the plat of Master Park Property, recorded in Plat Book 2, Page 19 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.