

2025013592 00141

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED

04/25/2025 03:27:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3860**PG: 113 - 116****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$160.00

Parcel Identifier No. 6844-46-7590.000

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: Lot 15, E. M. Leight, PB 10, PG 135

THIS DEED made the 23 day of April, 2025, by and between

GRANTOR	GRANTEE
Mid-Huf Ventures, Inc. (a/k/a Mid-Huff Ventures, INC.) <i>a North Carolina Corporation</i>	TC2P LLC <i>a Wyoming Limited Liability Company</i>
Grantor Address: 11212 Old Highway 52, Suite 11 Winston-Salem, NC 27107	Property Address: 1723 Waughtown Street Winston-Salem, NC 27107

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 1635, Page 720, Forsyth County Registry.

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.

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 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.

Mid-Huf Ventures, Inc. (a/k/a Mid-Huff Ventures, INC.), a North Carolina Corporation

By: William R. Huffman (SEAL)
William R. Huffman, Officer

STATE OF NC
COUNTY OF Forsyth

I, Mckenna Goetting, a Notary Public, certify that William R. Huffman, Officer of Mid-Huf Ventures, Inc. (a/k/a Mid-Huff Ventures, INC.) personally came before me this day and acknowledged that he/she is Officer of Mid-Huf Ventures, Inc. (a/k/a Mid-Huff Ventures, INC.), a Corporation, and that he/she, as Officer, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 23 day of April, 2025.

Mckenna Goetting
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 6.24.29

MCKENNA GOETTING
Notary Public, North Carolina
Forsyth County
My Commission Expires
June 24, 2029

Exhibit "A"
Property of TC2P LLC
a Wyoming Limited Liability Company
1723 Waughtown Street

Being Lot No. 15 in the E. M. Leight Development, Winston-Salem, N. C., as shown in Plat Book 10, Page 135, in the Office of the Register of Deeds of Forsyth County, N. C., same fronting 56.5 feet on the north side of Waughtown Street, and of that same width extending back Northwardly between parallel lines 150 feet. Also being known as Tax Block 1739, Lot 015, Winston Township, Forsyth County Tax Records.

The subject property is the same as that property described in Deed Book 1635, Page 720, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-46-7590.000 on the Forsyth County Tax Maps.