

2025014386 00056

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$90.00

PRESENTED & RECORDED
 05/01/2025 11:02:39 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3861
PG: 575 - 577

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

PARCEL IDENTIFIER NO. 6837598519000

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2025
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: 5004 Ohio Ave

THIS DEED made this 29th day of April, 2025, by and between

Title Company: <i>Hockey Title Insurance</i>	
GRANTOR	GRANTEE
William C. Nichols and wife Frances Nichols	Himay NC125 LLC
Mailing Address 5749 Woodside Forest Trl Lewisville, NC 27023	Property Address: 5004 Ohio Ave. Winston Salem, NC 27105
	Mailing Address 13663 Providence Rd Weddington, NC 28104

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Exhibit A

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2097 at Page 2494.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

William C. Nichols
William C. Nichols

Frances Nichols
Frances Nichols

STATE OF North Carolina

COUNTY OF Forsyth

I certify that **William C. Nichols and wife Frances Nichols**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29th day of April, 2025.

Notary Signature: Davonne Myers

Notary's Printed Name: Davonne Myers

My Commission Expires: 04/10/2027

[Notarial Seal]

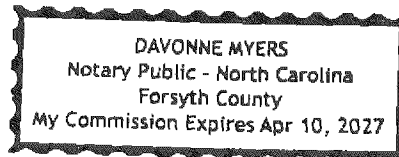


EXHIBIT A – "LEGAL DESCRIPTION"

BEGINNING at an iron in the southern line of Lot 127 as shown on Map of Motorville, Section One as recorded in Plat Book 3, Page 82, Forsyth County, said iron being South 88 deg. 51 min. 2 sec. East 305 feet from an iron in the eastern right of way line of said Voss Street and marking the southwestern corner of Lot 127; said beginning point being further known and designated as the northeast corner of Tract 3 described above; FROM SAID BEGINNING POINT thence continuing with the southern line of said Lot 127 South 88 deg. 49 min. 33 sec. East 152.22 feet to a new iron; thence on a new line South 0 deg. 59 min. 50 sec. West 99.80 feet to a new iron in the northern line of Lot 124 of said Subdivision; thence continuing with the northern line of said Lot 124 North 88 deg. 25 min. 45 sec. West 150.59 feet to a new iron, the southeast corner of Tract 3; thence continuing with the eastern line of Tract 3, North 0 deg. 3 min. East 98.78 feet to the point and place of BEGINNING, containing 15,030 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

Tracts 4 and 5 are being conveyed TOGETHER WITH AND SUBJECT TO a non-exclusive 25-foot wide private access and utility easement with the southern line of the above-described Tract 5 marking the Southern terminus line of said 25-foot wide easement being briefly described as follows; BEGINNING at an iron in the Western right of way line of Ohio Avenue, northeast corner of Lot 124 as shown in the Map of Motorville, Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry (also being the southeast corner of above said Tract 5); and running thence North 88 deg. 25min. 45 sec. West 105 feet to an iron marking the southwest corner of said Tract 5.

Property Address: 5004 Ohio Ave, Winston Salem, NC, 27105
Parcel No: 6837598519000