

2025014398 00068

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$472.00

PRESENTED & RECORDED
 05/01/2025 11:45:38 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3861
PG: 637 - 638

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$472.00
Parcel ID:	5874-20-9377.000
Mail Tax Bill to:	PO Box 1001, Clemmons, NC 27012
Prepared by and return to:	Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 400 Winston-Salem, NC 27103 File#: 24777.25038EllisonCreek
Brief description for the index:	Tract, Holler Farm Road

This instrument prepared by: Lawson Newton, 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.

* NO TITLE SEARCH PERFORMED OR REQUESTED

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22nd day of April, 20 25, by and between:

GRANTOR	GRANTEE
Ellison Creek, LLC a North Carolina Limited Liability Company 8340 Holler Farm road Clemmons, NC 27012	Blink Properties, LLC 8330 Holler Farm Road Clemmons, NC 27012

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 Clemmons, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEGINNING at an existing iron pin located at the intersection of the Southwestern most orner of Jewal Landrith Nifong, Trustee (see Deed Book 3216 Page 3197 Forsyth Registry/ also known as tax PIN # 5874-30-8749), the Eastern line of Holler Farm Road (private) and the Northwestern most corner of the herein described tract;

Running thence from said BEGINNING POINT with the Southern line of Nifong Trustee as referenced above South 86 degrees 16 minutes 36 seconds East 305.26 feet to an iron pin set; thence on a new line South 03 degrees 43 minutes 24 seconds West 213.06 feet to an iron pin set; thence on a new line South 87 degrees 02 minutes 06 seconds West 274.25 feet to an iron pin set; thence with the Eastern edge of Holler Farm Road North 03 degrees 55 minutes 05 seconds West 247.20 feet to an existing iron pin;

This tract contains 1.52464 acres more or less and is a portion of PIN # 5874-30-1316.

Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3312 Page 2930.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for _____ in the Office of the ROD for Forsyth in _____ and, any amendments thereto.

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.

Ellison Creek, LLC

Entity Name

By: Grace C. Jones (SEAL)

Name: Grace C. Jones

Title: Member/Manager

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Elizabeth F. Searcy, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 22nd day of April, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Grace C. Jones as Member/Manager of Ellison Creek, LLC

Affix Notary Seal/Stamp

ELIZABETH F. SEARCY
Notary Public, Forsyth County, NC
My Commission Expires 11/23/2027

Elizabeth F. Searcy

Notary Public (Official Signature)

My commission expires: 11/25/2027