

2025015387 00181

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$3000.00

PRESENTED & RECORDED
 05/08/2025 03:07:56 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3862
PG: 1782 - 1784

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,000.00

Parcel Identifier No.: 6835-17-8085

Mail/Box to: HH&H Capital Investments LLC, a North Carolina Limited Liability Company, 905 Limberlost Ln, Lewisville, NC 27023

This instrument was prepared by: David T. Kasper, 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:

THIS DEED made this 6th day of May, 20 25, by and between:

GRANTOR	GRANTEE
Kazakos Empire, LLC, a North Carolina Limited Liability Company	HH&H Capital Investments LLC, a North Carolina Limited Liability Company
Forwarding address: P.O. Box 1159 Clemmons, NC 27012	Mailing Address: 905 Limberlost Ln Lewisville, NC 27023

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

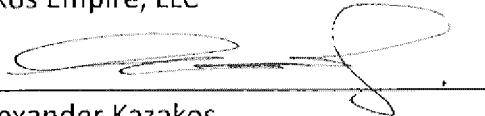
For back title see Deed Book 3828, Page 731, Forsyth County Registry.

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: Easements, restrictions of record, 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.

Kazakos Empire, LLC

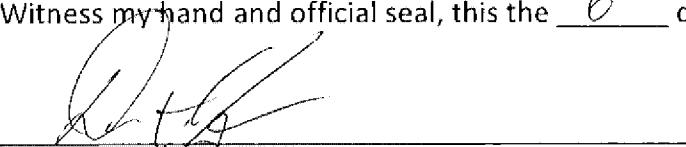
BY: 
Alexander Kazakos
Managing Member

STATE OF NORTH CAROLINA

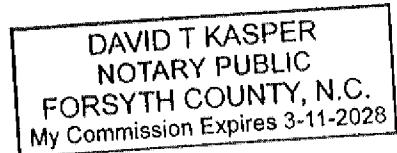
COUNTY OF FOSYTH

I, DAVID T. KASPER, a Notary Public certify that Alexander Kazakos personally came before me this day and acknowledged the he/she is Managing Member of Kazakos Empire, LLC, a Limited Liability Company and signed the foregoing in his/her capacity as such.

Witness my hand and official seal, this the 6th day of May, 2025.



Notary Public



Printed Name: DAVID T. KASPER

My Commission Expires: 3/11/2028

EXHIBIT A

Lying and being situate in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at the northwest corner of the intersection of Trade And Fourth Streets, thence northwardly along the western line of Trade Street 75 feet to an iron stake; thence westwardly along the southern face of the brick wall 90.95 feet to a point; thence southwardly in a line approximately at right angles to West Fourth Street 76.34 feet to a cross cut in concrete in the northern line of West Fourth Street; thence with the northern line of West Fourth Street eastwardly 90.12 feet to the place of BEGINNING.