

2025015530 00103

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

PRESENTED & RECORDED
 05/09/2025 01:10:50 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3862
PG: 2761 - 2763

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No.: 6836-46-8563.000

Mail after recording to: MHG Investments, LLC, 112 South Tryon Street, Suite 809, Charlotte, NC 28284

This instrument prepared by: Dale L. Thomas Jr., 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. (without benefit of title examination)

Brief Description from the Index: Lot 3, Block 16, Bon Air

THIS DEED made this 8th day of May, 2025, by and between

GRANTOR

Theodore R. Fant, IV who acquired title as Theodor R. Fant, IV, an unmarried man

Mailing Address: 5879 Odenton Lane
 Winston-Salem, NC 27040

GRANTEE

MHG Investments, LLC, a North Carolina Limited Liability Company

Mailing Address: 112 South Tryon Street
 Suite 809
 Charlotte, NC 28284

Property Address: 708 East Twenty-Eighth Street, Winston-Salem, NC 27105

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

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 3229, Page 982-985, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 25 (5), and referenced within this instrument.

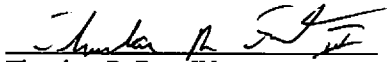
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. **Ad Valorem taxes for the current year.**
2. **Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.**

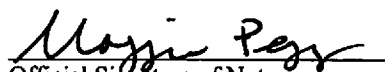
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Theodore R. Fant, IV

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Maggie Pegg, Notary Public, do hereby certify that Theodore R. Fant, IV personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 8th day of May, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/4/2025

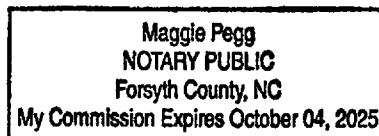


Exhibit "A"

BEING known and designated as Lot Number 3, Block 16, as shown on the Map of Bon Air, as recorded in Plat Book 3, Page 25 (5), in the Office of Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6836-46-8563.000

Property Address: 708 East Twenty-Eighth Street, Winston-Salem, NC 27105