


2025017822 00019

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$241.00

 PRESENTED & RECORDED:
05-28-2025 09:06:49 AM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

TAX ID NUMBER: 6836-36-3108.000
 Mail deed and future tax bills to: Blackacre Bridge LP
 14 Broadmoor Road
 Scarsdale, NY, 10583
 Excise Tax \$241.00

BK: RE 3865
PG: 2574-2575

NORTH CAROLINA)

WARRANTY DEED

FORSYTH COUNTY)

This instrument was prepared by David A. Wallace. A licensed North Carolina attorney. *original To*
 Delinquent taxes, if any shall be paid by the closing attorney to the county tax collector upon
 disbursement of closing proceeds.

This conveyance does not include the primary residence of the Grantor

THIS DEED made this **22** day of May, 2025 by **Mid-Huff Ventures, Inc.** (hereinafter referred to as
 "Grantor") to **Blackacre Bridge LP** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 located in **Forsyth** County together with improvements
 thereon described as follows:

BEING KNOWN AND DESIFNATED as Lot No. 9, block 20, as shown on **THE MAP OF**
BON-AIR-GREENWAY PLACE as recorded in Plat Book 3 at Page 25 in the office of the
 Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a
 more particular description.

Address: 2703 N. Patterson Avenue, Winston-Salem, NC 27105

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

William R. Huffman Seal
Mid-Huff Ventures, Inc
 By William R. Huffman, Secretary

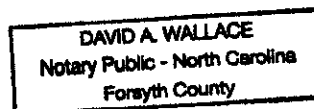
STATE OF NORTH CAROLINA County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, State of North Carolina certify that **William R. Huffman** personally appeared before me this day and acknowledged that he is Secretary of **Mid-Huff Ventures, Inc.**, a Corporation, and that he as secretary, being authorized to do so, executed foregoing instrument on behalf of the Corporation.

Witness my hand and official stamp or seal, this 22 day of May, 2025

David A. Wallace
 David A. Wallace, Notary Public

My Commission Expires: 11/29/2029



Stamp or Seal
