

**2025046157 00245**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$530.00**

PRESENTED &amp; RECORDED

12/30/2025 03:54:47 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3902****PG: 4422 - 4423**

## NORTH CAROLINA GENERAL WARRANTY DEED

Prepared By  
**MIDTOWN LAW**



**Excise Tax:** \$530.00 **PIN:** 6847-90-2331.000

**Return to Grantee at:** Gerrod Benard Hardy and Shannon Michelle Hardy

**Brief Description for Index:** Metes & Bounds

**Title Insured by:** Longleaf Title Insurance, 4800 Six Forks Road, #210, Raleigh, NC 27609

THIS DEED made this 18 day of December, 2025, by and between

**GRANTOR(S):**

Soupcan Capital IV LLC, a Delaware Limited Liability  
 Company  
 Forwarding Address: 38 Tanner Drive, Princeton, NJ 08540

**GRANTEE(S):**

Gerrod Benard Hardy and Shannon Michelle Hardy, husband  
 and wife  
 Mailing Address:  
 3750 Tulip Drive, 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 Forsyth County, North Carolina and more particularly described as follows:

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

BEGINNING at an existing iron pipe, said existing iron pipe being located in the west margin of Tulip Drive, said pipe also being the Southeast corner of the property of Joe L. Shaver (Deed Book 1955, Page 2548, Forsyth County Registry); thence from said beginning point South 88° 58' 33" West 99.15 feet to an existing iron pipe; thence continuing with Shaver's South line North 88° 23' 50" West 161.43 feet to an existing pipe, the Southwest corner of the Shaver property; thence South 02° 06' 00" West 90.00 feet to an existing iron pipe; thence South 88° 09' 54" East 260.70

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

feet to an existing iron pipe in the West margin of said Tulip Drive; thence continuing with said Western margin North 01° 56' 18" East 95.60 feet to an existing iron pipe, being the point and place of BEGINNING.

Said property containing 23,814 square feet and 0.547 acres more or less, all according to a survey by Kent J. Franklin, dated October 6, 2000 and being known as a map for Zella L Frazier.

Property Address: 3750 Tulip Drive, Winston-Salem, NC 27105

Parcel ID: 6847-90-2331.000

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 3707, Page 1957.

A map showing the above described property is recorded in Plat Book \_\_, Page \_\_.

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. Furthermore, 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:

*Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and easements of record*

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.

Soupcan Capital IV LLC, a Delaware Limited Liability Company

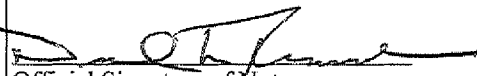
By: 

Xueying Li, Managing Member

STATE OF ~~NORTH CAROLINA~~ New Jersey  
COUNTY OF ~~WAKE~~ Middlesex

I, Neal L Rundbaken Notary Public, certify that Xueying Li, Managing Member of Soupcan Capital IV LLC personally came before me this day and acknowledged that he/she is Managing Member of Soupcan Capital IV LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 18<sup>th</sup> day of December, 2025

  
Official Signature of Notary

Printed or typed name of Notary

Neal L Rundbaken

My Commission Expires: 09/12/2029

**NEAL LAWRENCE RUNDBAKEN**  
Notary Public, State of New Jersey  
Comm. # 50112615  
My Commission Expires 09/12/2029

SEAL