

2023032443 00048

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$75.00

PRESENTED & RECORDED

09/21/2023 11:47:03 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3773

PG: 4099 - 4100

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

Excise Tax: \$75.00Parcel Identifier No. 6829-73-4009.000

Forsyth County

Brief Description: Lot 025 Holly Ridge SlProperty Address: 501 Holly Ridge Drive, Winston-Salem, NC 27105Mail/Box to: GranteeThis instrument was prepared by: Brant H. Godfrey, a North Carolina attorney

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made on the 18th day of September, 2023, by and between

GRANTOR

Hubbard Realty of Winston-Salem, Inc.
A North Carolina Corporation

1598 Westbrook Plaza Drive, Suite 200
Winston-Salem, NC 27103

GRANTEE

N & N Properties of the Triad, Inc.

PO Box 103
Bethania, NC 27010

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine, or neuter as required by context.

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

BEING KNOWN AND DESIGNATED as Lot 025 as shown on the Plat entitled *Holly Ridge Section One*, which plat is recorded in Plat Book 31, Page 133, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. The address for the Property is as follows: 501 Holly Ridge Drive, Winston-Salem, NC 27105

The above-described property does not include the primary residence of the Grantor.

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 has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements, and rights-of-way of record, if any.**

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.


Hubbard Realty of Winston-Salem, Inc.

By: 
Bruce R. Hubbard, President

NORTH CAROLINA - FORSYTH COUNTY

I, Janice K.L. Irwin, a Notary of the above state and county, certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: **Bruce R. Hubbard**

Date: September 18, 2023


Signature of Notary Public
My commission expires: 8/7/2027

(Stamp or Seal)

