

2024029934 00138

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
09/04/2024 04:32:02 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3824

PG: 3504 - 3505

Excise Tax: \$120.00

Parcel Identifier No.: 5885-72-1854.000

Forsyth County

Brief Description: 109H Lewisville Place

Property Address: 975 Lewisville-Clemmons Road, Lewisville, NC 27023

Mail/Box to: Grantee

This instrument was prepared by: Brant H. Godfrey, a North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made on the 28th day of August, 2024, by and between

GRANTOR	GRANTEE
Hubbard Realty of Winston-Salem, Inc. A North Carolina Corporation	Black Rock Home Builders, LLC A North Carolina Limited Liability Company
1598 Westbrook Plaza Drive, Suite 200 Winston-Salem, NC 27103	9305 Concord Church Road Lewisville, NC 27023

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 ALL OF THAT **0.287 +/- acre parcel** as shown on the Plat entitled *Lewisville Clemmons Road Minor Subdivision of Lot 109B, Block 4433*, which plat is recorded in **Plat Book 74, Page 161** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular Description. Informally known as Forsyth County Tax PIN 5885-72-1854.000.

The address for the Property is as follows: 975 Lewisville-Clemmons Road, Lewisville, NC 27023

The above-described property is subject to the Restrictive Covenants of Lewisville Place, Section V, recorded in Deed Book 3758, Page 3184, Forsyth County Register of Deeds. The property does not include the primary residence of the Grantor.

submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

(g) Any restrictions, covenant or condition hereinabove set forth may be removed, modified or changed by securing the written consent of HUBBARD REALTY OF WINSTON-SALEM, INC. or its successors or assigns, which written consent shall be duly executed, acknowledged and recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of HUBBARD REALTY OF WINSTON-SALEM, INC. or its successors or assigns.

(1) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded.

This the 13 day of June, 2023.

HUBBARD REALTY OF WINSTON-SALEM, INC.

By: *Hubbard Realty* I.U.R.

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:

Date: June 13, 2023

Janice K. L. Irwin
Signature of Notary Public

My commission expires: 6/7/2027

