

BK: R 8500**PG: 1806 - 1807**

RECORDED:

08/25/2021

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BY: KELLY SALO

2021064208

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$1405.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,405

Parcel Identifier No. **R05100-002-141-000**

By: _____

Mail/Box to: _____ Grantee (address below)

This instrument was prepared by: Jonathan S. Raymer, Esq., Law Firm CarolinasTitle Insurance Co.: Attorney's Title Insurance Agency, Inc.Brief description for the Index: Lot 11, Phase 1, Helmsdale S/D

THIS DEED made this 25th day of August 2021, by and between:

GRANTOR

GRANTEE

PGC Partners, Inc.

a NC corporation

MAILING ADDRESS:

6909 INTERNATIONAL DRIVE, SUITE 100

GREENSBORO, NC 27409

Lisa Flynt Tran (married)

PROPERTY ADDRESS:

7218 SADDLEWORTH TRAIL

WILMINGTON, NC 28405

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described parcel of land situated in New Hanover County, North Carolina and more particularly described as follows:

BEING all of Lot 11, Helmsdale, Phase 1, as recorded in Map Book 53, Page 38 in the New Hanover County Registry, reference to said map is hereby made for a more particular description.

NOTE: The purpose of the conveyance is to convey any remaining ownership interest in the above-described property by Grantor, a dissolved North Carolina corporation to Grantees under provisions of N.C.G.S. 55-14-05 for the "winding up" of the business of a dissolved corporation.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 5908, Page 2212.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Map Book 53, Page 38.

Submitted electronically by "Black, Slaughter & Black, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

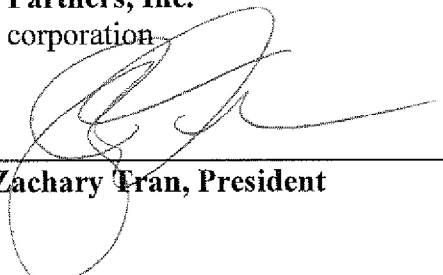
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

PGC Partners, Inc.
a NC corporation

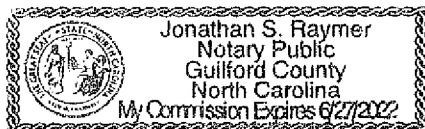
By:  (SEAL)
Zachary Tran, President

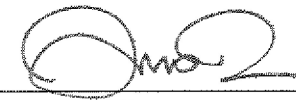
STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Zachary Tran, President for PGC Partners, Inc., a North Carolina corporation, personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes and in the capacity stated therein.

Witness my hand and Notarial stamp or seal, this 25th day of August 2021.

(NOTARY SEAL)




Notary Public

My Commission Expires: 06/27/2022