

**2020003264 00072**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 01/24/2020 11:40:40 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

**BK: RE 3504****PG: 2574 - 2576**

Submitted electronically by "T Dan Womble Attorney"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00

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 PIN: 6847-38-3859.000; 6836-37-8053.000; 6837-04-0701.000; and 6834-87-7038.000
 

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Mail/Box to: Grantee: 1630 Ashmead Lane, Clemmons, NC 27012

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney. No title exam requested,  
 None performed.

Brief description for the index: Four parcels

THIS DEED made this 24 day of January 2020 by and between

GRANTOR

**Mark Gress and wife,  
 Kameron Hope Gress  
 1630 Ashmead Lane  
 Clemmons, NC 27012**

GRANTEE

**TruePro.Co., L.L.C.  
 1630 Ashmead Lane  
 Clemmons, NC 27012**

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

**FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.**

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

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: easements and restrictions of record, if any; violated zoning ordinances, if any.

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

Mark Gress  
Mark Gress

(SEAL)

Kameron Hope Gress  
Kameron Hope Gress

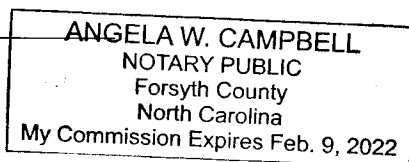
(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Mark Gress and husband, Kameron Hope Gress personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24 day of January, 2020.

My Commission Expires:  
(Affix Seal)



Angela W. Campbell Notary Public  
Notary's Printed or Typed Name

EXHIBIT "A"

TRACT ONE: 4869 Monte Vista Street

BEGINNING at an iron stake, the southeast intersection of School Street, formerly Baynes Street, and Monte Vista Road, formerly Orchard Street, running thence eastwardly along the south side of School Street, formerly Baynes Street, 150 feet to a stake; thence south parallel with the east line of Monte Vista Road, formerly Orchard Street, 60 feet to a stake; thence westwardly parallel with the south line of School Street, formerly Baynes Street, 150 feet to a stake in the east line of Monte Vista Road, formerly Orchard Street; thence northwardly with the east line of Monte Vista Road, formerly Orchard Street, 60 feet to the point of BEGINNING. Being a lot 60 x 150 out of the northwest corner of Lot No. 26 as shown on Plat of "Daisy Development" as recorded in Book 5, Page 74, Register of Deeds Office of Forsyth County, N.C.

TRACT TWO: 2828 Ivy Avenue

Being known and designated as Lot No. 17, Block 23 as shown on the Map of Bon Air as the same is recorded in Plat Book 3, 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.

TRACT THREE: 211 Alspaugh Street

Being known and designated as Lot Nos. 76, 77, 78, 79 and 80, as shown on the Map of Marvin Height Development as the same is recorded in Plat Book 3, Page 42A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT FOUR: 2033 Bloomfield Drive

Being known and designated as Lot Nos. 31 and 32 as shown on the Map of A.E. Holton Homeplace as the same is recorded in Plat Book 2, Page 9A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.