

2021037995 00084FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$380.00**

PRESENTED & RECORDED

07/16/2021 10:12:44 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3625**PG: 3584 - 3586****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$380.00**Tax Parcel Identification Number:** _____

This instrument was prepared by: T. Lawson Newton a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee: P.O. Box 759, Pleasant Garden, NC 27313**NO TITLE SEARCH PERFORMED OR REQUESTED****Mail Tax Bill to:** P.O. Box 759, Pleasant Garden, NC 27313**Property Address:** 1012, 1020, 1026, 1036 Nancy Lane, Winston Salem, NC 27107, 1100 Charles Street, Winston Salem, NC 27107

Brief description for the Index: See Exhibit A

THIS DEED made this 13th day of July, 2021 by and between**GRANTOR****ANNE B. JOY, widow****P.O. Box 5531
Winston Salem, NC 27113****GRANTEE****SM1 INVESTMENT INC.****P.O. Box 759
Pleasant Garden, NC 27313**

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Ralph A. Evans, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 2718 Page 1417 and Book 2390 Page 835 and Book 2425 Page 223 and Book 2453 Page 3794 and Book 2600 Page 2632 Forsyth County Registry.

THIS IS _____ OR IS NOT ☒ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2021 property taxes.

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

Anne B. Joy (SEAL)
ANNE B. JOY

STATE OF North Carolina

COUNTY OF Forsyth

I, Elizabeth F. Searcy, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Anne B. Joy either being personally known to me or proven by satisfactory evidence (said evidence being N.C. License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 13th day of July, 2021.

Elizabeth F. Searcy
Notary Public
Name: Elizabeth F. Searcy
My Commission Expires: 11/25/2022



EXHIBIT ATract 1

Lot No. 139 on the Plat of Easton, which plat is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 14, Page 23(4), to which reference is made for a more particular description.

Also being known and designated as Block 2377 Lot 139, Forsyth County Tax Maps

Property Address: 1012 Nancy Lane, Winston Salem, NC 27105

Tract 2

BEING KNOWN AND DESIGNATED as Lot No. 135 as shown on Plat of Easton, plat of said property being recorded in Plat Book 14 Page 23(4 sheets) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is here by made.

Also being known and designated as Block 2377 Lot 135, Forsyth County Tax Maps.

Property Address: 1020 Nancy Lane, Winston Salem, NC 27107

Tract 3

BEGINNING at an iron stake in the southern right of way of Nancy Lane, the northwestern corner of Lot No. 131 on the hereinafter described map; thence running South 21 degrees, 15 minutes, East 194.22 feet to an iron stake; thence running South 68 degrees, 26 minutes, West 60 feet to an iron stake; thence running North 21 degrees, 15 minutes West 194.22 feet to an iron stake in the southern right of way line North 68 degrees, 45 minutes, East 60 feet to the point and place of BEGINNING, and being all of Lot No. 132 and a portion of Lot No. 227 as shown on the Map of EASTON, which is recorded in Plat Book 14 at Page 23-A(2) in the Office of the Register of Deeds of Forsyth County, North Carolina. Also being the same property as described in Deed Book 992 at Page 65, Forsyth County Registry, North Carolina.

Also being known and designated as Block 2377 Lots 132 and 032R, Forsyth County Tax Maps.

Property Address: 1026 Nancy Lane, Winston Salem, NC 27107

Tract 4

BEING KNOWN AND DESIGNATED as Lot 127 as shown on the Map of EASTON as recorded in Plat Book 14, at Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1036 Nancy Lane, Winston Salem, NC 27107

Tract 5

BEING KOWN AND DESIGNATED as Lot No. 15 as shown on the Plat of EASTON recorded in Plat Book 14 Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina.

Also being known and designated as Block 2377 Lot 015, Forsyth County Tax Maps

Property Address: 1100 Charles Street, Winston Salem, NC 27107