

**2021046866 00077**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$100.00**

PRESENTED & RECORDED  
 08/30/2021 10:37:20 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON  
 DPTY

**BK: RE 3636****PG: 2812 - 2813****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$100.00

PIN: 6834-24-6494.000

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law – no title search

Brief description for the index: Lot 31, Southpark Terrace, PB 16, PG 8

THIS DEED made this 27 day of August, 2021 by and between**GRANTOR**

**James L. Lindsay, Jr. (unmarried)**  
**284 Garwood Road**  
**Mocksville, NC 27028**

**GRANTEE**

**BMD Investments, LLC**  
**a NC Limited Liability Company**  
**107 Back Forty Drive**  
**Winston-Salem, NC 27127**

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:

Being known and designated as Lot No. 31 as shown on the Plat entitled Southpark Terrace, Section B, recorded in Plat Book 16, Page 8 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Address: 171 Edgewood Circle, Winston-Salem, NC 27127

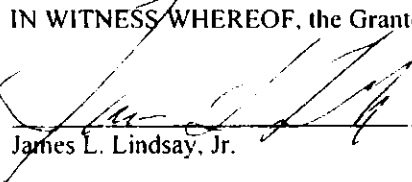
All or a portion of the property herein conveyed    includes or xx does not include the primary residence of a Grantor.

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.

Submitted electronically by Smith Law Group, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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. Further subject to that Contract to Convey Realty dated January 1, 2002 between Grantor and Oscar R. Riccardi and Alejandra E. Asensio.

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

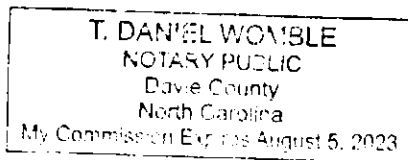
 (SEAL)  
James L. Lindsay, Jr.

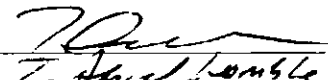
State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify James L. Lindsay, Jr. 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 27 day of August, 2021.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)



  
T. Daniel Womble Notary Public  
Notary's Printed or Typed Name