

**2022007974 00195**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$51.00**

PRESENTED & RECORDED  
 02/16/2022 04:57:33 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON  
 DPTY

**BK: RE 3676**  
**PG: 1922 - 1923**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$51.00

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Parcel Identifier Number: 6834-15-3741 Tax ID or Block & Lot: BLOCK 1633 LOT 017

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Mail/Box to: Grantee at P.O. Box 425, Knightdale, NC 27545

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 17 & 18 of Bahnson Place Addition

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THIS DEED made this February 15, 2022 by and between

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GRANTOR		GRANTEE
Henry C. Beeson, divorced		Belcher & Belcher Properties II LLC, a NC LLC
Grantor Address:		Buyer Address:
135 Corbridge Lane		P.O. Box 425
Winston-Salem, NC 27106		Knightdale, NC 27545
		Property Address:
		2504 Freeman Street
		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 parcel of land situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Fronting 100 feet on the West side of Freeman Street, and Being Known and designated as Lots 17 & 18, as shown on the Map of Bahnson Place Addition, as recorded in Plat Book 2, at Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3584, Page 2685.

A map showing the above described property is recorded in Plat Book 2, Page 12.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2021 Ad Valorem taxes are paid in the amount of \$531.56

\_\_\_\_ / \_\_\_\_ THIS PROPERTY ☐ DOES ~~NOT~~ INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Henry C. Beeson (SEAL)  
Henry C. Beeson

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Henry C. Beeson personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 15 day of

February 2022.

My Commission Expires: 10/3/22

Brian H. Elam  
Brian H. Elam, Notary Public

