

2022042627 00043

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
09/15/2022 09:59:03 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3717
PG: 4113 - 4116

NC Excise Stamps \$140.00
Tax Lot No. 6847-28-2358.000 Parcel Identifier No.
Verified by County on the day of

Mail after recording to Grantee:
This instrument was prepared by: Donato Law, PC
BRIEF DESCRIPTION FOR INDEX: 2123 Bristol Street, Winston-Salem, NC 27105

NORTH CAROLINA GENERAL WARRANTY DEED

THIS Deed made this 15th day of September, 2022 by and between

<p>Estate of George L. Tesh, Sr.</p> <p>By: Tammy Lee Tesh, Administrator & Individually, unmarried</p> <p>3168 Rockford St., Mt. Airy, NC 27030</p> <p>AND</p> <p>George Lee Tesh, Jr., unmarried</p> <p>70 Timberlake St., Sparta, NC 28675</p>	<p>GRANTEE:</p> <p>Ozone I, LLC</p> <p>Property Address:</p> <p>PO Box 540 Greensboro, NC 27402</p>
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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/near the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in **Estate File No 19E1314 & Deed Book 1166 Page 358.**

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

A map showing the above described property is recorded in **Plat Book 11 Page 137.**

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:

submitted electronically by "Donato Law, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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.

Estate of George L. Tesh, Sr.

By: Tammy L. Tesh (SEAL)
Tammy Lee Tesh, Administrator & Individually

STATE OF North Carolina
COUNTY OF Surry

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Estate of George L. Tesh, Sr., by: Tammy Lee Tesh, Administrator & Individually.

Witness my hand and official seal, this 27th day of August, 2022.

Joshua I. Bishop
NOTARY PUBLIC

PRINTED NAME: Joshua I. Bishop

My Commission Expires January 31, 2027

NOTARY SEAL **Joshua I. Bishop**
Notary Public
Surry County, NC
My Commission Expires January 31, 2027

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.

Estate of George L. Tesh, Sr.

By: George Lee Tesh Jr. (SEAL)
George Lee Tesh, Jr.

STATE OF NC

COUNTY OF Alleghany

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Estate of George L. Tesh, Sr. by: George Lee Tesh, Jr., unmarried.

Witness my hand and official seal, this 29th day of August, 2022.

Karen K Roberts
NOTARY PUBLIC

My Commission Expires: 10-26-2026 PRINTED NAME: Karen K Roberts

NOTARY SEAL



Exhibit A

Property Address: 2123 Bristol St. Winston-Salem, NC 27105
Tax Parcel ID: 6847-28-2358.000

BEGINNING at an iron stake on the S. side of Pilot Street, it being the N.E. Corner of Lot No. 2, and running thence Southwardly along the E. line of said Lot No. 2, 301.8 ft. to a stake, the S.E. Corner of Lot No. 2, and running thence Eastwardly 14.2 ft. to the S.W. corner of Lot No. 5, and running thence Northwardly along the W. line of Lot No. 5, 303.3 ft. to the N.W. Corner of Lot No. 5 in the S. line of Pilot Street, the N.W. corner of Lot No. 5, and running thence Westwardly along the S. side of Pilot Street 111.6 ft. to the point of BEGINNING, and being known and designated as Lots Nos. 3 and 4 of the J.H. Brown Property, Map of which is recorded in the Office of the Register of Deeds of Forsyth County in Plat Book No. 11, at Page 137, and as surveyed by H.A. Burns, Surveyor, July, 1940.