

**2022053288 00095**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$24.00**

PRESENTED & RECORDED  
 12/01/2022 11:58:50 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3730**  
**PG: 3659 - 3661**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$24.00

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PIN: 6837-41-7741.000

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Mail/Box to: Grantee: 175 Haywood Drive, Advance, NC 27006

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceed

Brief description for the index: Lot 30 Revised Map of Bronton, Sec. No. 2, Block B, PB 7, Pg 110, Forsyth County Registry

THIS DEED made this 1 day of December 2022 by and between

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GRANTOR

**Herbert Wallace Baird and wife,  
 Frances G. Baird  
 5845 Sullivantown Rd  
 Walkertown, NC 27051**

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GRANTEE

**PLASK Property Management, LLC  
 a North Carolina limited liability company  
 175 Haywood Drive  
 Advance, NC 27006**

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

**See Exhibit "A" attached hereto.**

**Property address: 0 Hemlock Drive, Winston-Salem, NC**

All or a portion of the property herein conveyed \_\_\_\_ includes or x 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, 2022 taxes are to be prorated.

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

Herbert Wallace Baird (SEAL)  
Herbert Wallace Baird

Frances G. Baird (SEAL)  
Frances G. Baird

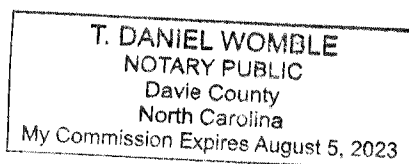
State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Yrie and State aforesaid, certify that Herbert Wallace Baird and wife, Frances G. Baird 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 1 day of December, 2022.

My Commission Expires:

T. Daniel Womble  
T. Daniel Womble Notary Public



## Exhibit "A"

BEGINNING at a stake on the East side of Carolina Blvd., said stake being at the Northwest corner of Lot No. 29, running thence North with the East line of Carolina Blvd. 50 feet to a stake at the Southwest corner of Lot No. 8, thence East with the South line of Lot No. 8, 68 feet to the Northwest corner of Lot No. 9, thence South 50 feet more or less along the West line of Lot No. 9. to the Northwest corner of Lot No. 10, thence in a Westwardly direction along the North line of Lot No. 29, 73.08 feet to a stake in the East line of Carolina Blvd. the place of BEGINNING, Being known and designated as Lot No. 30 as shown on the revised map of Bronton Section No. 2, in Block "B" made by J. E. Ellerbe, C.E. October, 1929 and recorded in Forsyth County Court House in Plat Book 7, page 110.