

2023024255 00011

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
07/19/2023 09:25:02 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3763
PG: 4287 - 4289

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120

Parcel Identifier No.: 6836-38-1319.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: _____

THIS DEED made this 17 day of July, 2023, by and between

GRANTOR	GRANTEE
Nathan W. Martin, Executor of the Estate of Velma E. Martin aka Velma Elizabeth Martin aka Velma Martin-Adams aka Velma Adams (See Forsyth County Estate File 20E837)	Sage Property Investments LLC, a North Carolina Limited Liability Company
And	Property Address: 3036 N Patterson Avenue Winston-Salem NC 27105
Nathan W. Martin, Individually, and spouse Karen Frederick-Martin	
Address:	

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 City of _____, **Winston** Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

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

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

The property herein above described was acquired by Grantor by instrument recorded in Book 1168, Page 318.

A map showing the above-described property is recorded in Plat Book 3, Page 1.

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:

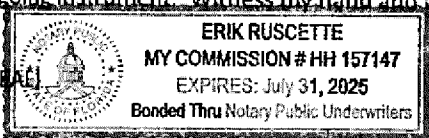
Any easements, restrictions, or rights of way of record.
2023 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

[Signature] (SEAL)
Nathan W. Martin, Executor
[Signature] (SEAL)
Nathan W. Martin
[Signature] (SEAL)
Karen Frederick-Martin

STATE OF Florida COUNTY OF Osceola

I, the undersigned, a Notary Public of the state of Florida, Osceola county, certify that **Nathan W. Martin, Executor of the Estate of Velma E. Martin aka Velma Elizabeth Martin aka Velma Martin-Adams aka Velma Adams and Nathan W. Martin, individually** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 14 day of July, 2023.

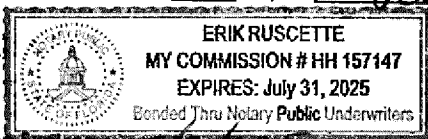


[Signature]
Print Name: Erik Ruscette

My Commission Expires: 07/31/2025

STATE OF Florida COUNTY OF Osceola

I, the undersigned, a Notary Public of the state of Florida, Osceola county, certify that **Karen Frederick-Martin** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 14 day of July, 2023.



[Signature]
Print Name: Erik Ruscette

My Commission Expires: 07/31/2025

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

**All that certain lot or parcel of land together with the improvements thereon;
Beginning at an iron stake in the West side of Patterson Avenue at the North east
corner of Lot No. 4 and running thence West along the North line of Lot No. 4, 150
feet; thence North 55 feet to an iron stake at the Southwest corner of Lot No. 6;
running thence along the South line of Lot No. 6, 150 feet to an iron stake in the West
line of Patterson Avenue; thence South along the line of Patterson Avenue 55 feet to the
place of beginning.**

**Being known and designated as Lot No. 5 of the J. R. Marion property and recorded
in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat
Book 3 at page 1.**

**Property Address: 3036 N Patterson Avenue, Winston-Salem NC 27105
Parcel number: 6836-38-1319.000**