

**2023027827 00108**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$280.00**

PRESENTED & RECORDED  
08/15/2023 02:20:16 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3768  
PG: 1334 - 1336

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$280.00**

**Parcel Identification Number: 6886-81-6664.000**

**This instrument was prepared by: Philip E. Searcy, a licensed North Carolina Attorney. No Title Search Requested or Performed. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.**

**Return to: Grantee @ 5625 Regents Park Road, Kernersville, North Carolina 27284**

**Property Address: 935 East Mountain Street, Unit N, Kernersville, North Carolina 27284**

**Brief description for the Index: Unit 302, Stonegate Office Condominium, Unit N**

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THIS DEED made this 10<sup>th</sup> day of August, 2023 by and between

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**GRANTOR**

**CYFISHER PROPERTIES, LLC  
a North Carolina Limited Liability Company  
110 Squires Court  
Kernersville, North Carolina 27284**

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**GRANTEE**

**FIX-IT LADY: MEDICAL SERVICE AND  
REPAIR, LLC  
a North Carolina Limited Liability Company  
5625 Regents Park Road  
Kernersville, North Carolina 27284**

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 County of **Forsyth** State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION SEE EXHIBIT A attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor in Deed Book 3120, Page 3230.

**THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE**

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 and 2023 property taxes to be prorated.

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

**CYFISHER PROPERTIES, LLC**  
a North Carolina Limited Liability Company

*Cheryl Y. Fisher* (SEAL)  
By: Cheryl Y. Fisher, Managing Member

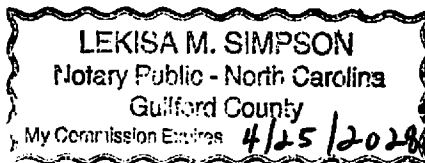
STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Lekisa M. Simpson, a Notary Public for Guilford County, State of North Carolina do hereby certify that Cheryl Y. Fisher, Managing Member of CYFisher Properties, LLC, a North Carolina Limited Liability Company appeared before me this day and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a driver's license; and she acknowledged to me that she voluntarily signed the foregoing document for the purpose stated herein.

This the 10<sup>th</sup> day of August, 2023

*Lekisa M. Simpson*  
Notary Public – Lekisa M. Simpson

My Commission Expires: April 25, 2028



**EXHIBIT A**

**935 East Mountain Street, Unit N  
Kernersville, North Carolina 27284**

**Those certain premises comprising a portion of Stonegate Office Condominium, said Condominium having been established under Chapter 47A of the North Carolina General Statutes (Unit Ownership Act) and the Declaration of Condominium dated July 5, 1985 and recorded July 5, 1985 in Book 1494, Page 1391; Book 1500, Page 1311 and Book 1523, Page 1598, all in the Office of the Register of Deeds of Forsyth County, North Carolina, the premises hereby conveyed being more particularly described as follows:**

- 1. Unit Number 302, located in Building 3 of Stonegate Office Condominium, as described in the Declaration of Condominium and as shown on the Plat of Condominium, which is recorded in Condominium Plat Book 3, Page 109, Forsyth County Registry.**
- 2. A 4.21 percentage undivided interest appurtenant to said Unit 302 in all Common Areas and Facilities of said Condominium including the building and improvements on the land described in the Declaration of Condominium recorded July 5, 1985, in Book 1494, Page 1391; Book 1500, Page 1311 and Book 1523, Page 1598, all in the Office of the Register of Deeds of Forsyth County, North Carolina and as shown on the Plat of Condominium which is recorded in Condominium Plat Book 3, Page 36, Forsyth County Registry.**

**Together with the right of ingress to and egress from said property and the right to use, for all purpose, in common with all Unit Owners and all other occupants from time to time any and all portions of Stonegate Office Condominium designated by the Declaration of Condominium as Common Areas, Limited Common Areas or Facilities.**