

2023030333 00040

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$11.00

PRESENTED & RECORDED

09/05/2023 10:49:24 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3771**PG: 1917 - 1918**

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$11.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6837-52-1785.000

Mail Tax Bills to: Grantee at 2208 W. Cone Blvd., Greensboro, NC 27408

This instrument was prepared by William E. Rabil, Jr., a licensed North Carolina attorney.

No Title Search Requested or Performed.

THIS DEED made this 1 day of September, 2023 by and between

GRANTOR

ERNESTINE WASHINGTON (Widow)
 4670 Duffer Lane
 Pfafftown, NC 27040

BMS INVESTMENT PROPERTIES, LLC, a North Carolina Limited Liability Company
 2208 W. Cone Boulevard
 Greensboro, NC 27408

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, have and by these presents do grant, bargain, sell and convey unto fee simple interest, in all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated at Lots 55 and 56 on the Map of G.C. Landingham Property, Mineral Springs Subdivision, recorded in Plat Book 10, at Page 143, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

Property Address: 3936 Harwood Street, Winston-Salem, NC 27105

PIN No. 6837-52-1785.000

All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 2724, Page 2065, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 10, Page 143, and referenced within this instrument.

The above described property ☒ does not include the primary residence of the Grantors.

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: all easements and restrictions of record, and ad valorem taxes for 2023 and subsequent years.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Ernestine Washington (SEAL)
ERNESTINE WASHINGTON (Widow)

State of North Carolina, County of Forsyth

I, Rodney W. Williams a Notary Public, of the said County and State do hereby certify that on this 1 day September, 2023, before me personally appeared ERNESTINE WASHINGTON (Widow), who proved to me by satisfactory evidence to be the person who signed the foregoing document and acknowledged to me that she signed it voluntarily for its stated purpose.

Witness my hand and Notarial stamp or seal this 1 day of September, 2023.

Rodney W. Williams
Notary Public
Rodney W. Williams
Notary's printed or typed name

My Commission Expires: 12/27/2027

