

2023030348 00055

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
 09/05/2023 12:11:09 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3771
PG: 2025 - 2027

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No.: 6822-40-9602.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: 1.063 acres Friedburg Rd

THIS DEED made this 31st day of August 2023, by and between

GRANTOR

Patricia Smith Fishel, an unmarried person

Mailing Address: 123 Stadium Oaks Drive
 Clemmons, NC 27012

GRANTEE

G.A.S.S. Properties LLC

Property Address: 537 Friedberg Church Road, Winston-
 Salem, NC 27127

Mailing Address:

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 1633, Page 127, Forsyth County Registry.

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

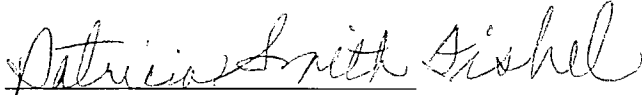
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

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

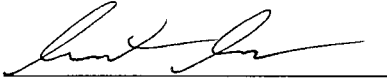
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


 Patricia Smith Fishel

STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Patricia Smith Fishel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 31 day of August, 2023.


 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: 10/11/26

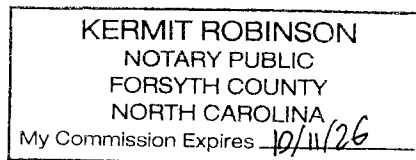


Exhibit "A"

BEGINNING at an iron in the northern right-of-way line of Friedburg Road, the southeast corner of the Roger S. Fishel tract (Deed Book 905, Page 383, Forsyth County Registry); thence North 32° 57' 38" West 388.52 feet along Fishel's line to an iron, Everette Vestal's northeast corner (Deed Book 771, Page 244); thence North 02 12° 20* East 136.68 feet along U.W. Mize's line (Deed Book 898, Page 432) to an iron, Mize's northeast corner; thence South 89° 53' 21* East 29.85 feet to an iron, George W. Sparks Construction Company, Inc.'s northwest corner (Deed Book 1011, Page 835); thence South 32° 30' 51 East 482.17 feet along the said corporation's western boundary to an iron in the northern right-of-way line of Friedburg Road, the southwest corner for the said corporation; thence South 56° 00' 00" West along the said right-of-way line 100 feet to the place of BEGINNING containing 1.063 acres, more or less, as shown on a plat prepared by Thomas A. Ruccio, R.L.S., dated December 15, 1987, and entitled Drawing #87-147.

Parcel ID # 6822-40-9602.000

Property Address: 537 Friedberg Church Road, Winston-Salem, NC 27127