


2024007035 00028

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$338.00

 PRESENTED & RECORDED:
 03-07-2024 10:15:49 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3796
PG: 8-10

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$338.00

PIN 6823-79-8418.00

 Grantor Address: P.O. Box 30205
 Winston-Salem, NC 27130

 Grantee's Address: 335 Gregg St.
 Archdale, NC 27263

Box 9

This instrument was prepared by: R. Brandt Deal, Attorney-No Title Search

- original to

Brief Description for the Index: parcel Peters Creek Parkway

 This Deed made this 29 day of February, 2024, by and between

GRANTOR: BRALOG Investments, LLC, a North Carolina limited liability company
GRANTEE: Ronald Gene Smith, unmarried

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-Salem, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A" which is incorporated herein by reference.

All or a portion of the property herein conveyed 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, the Grantor are 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 2024 ad valorem taxes.

IN WITNESS WHEREOF, the undersigned Limited Liability Company Grantor has caused this instrument to be signed in its limited liability company name by its duly authorized managing member, and has adopted as its seal the word SEAL appearing at or beside its name and the signature the day and year first above written.

BRALOG Investments, LLC a North Carolina limited liability company

By Jerry Michael Shortt (SEAL)
Jerry Michael Shortt, Managing Member

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R Brandt Deal, a Notary Public of Forsyth County, North Carolina, certify that Jerry Michael Shortt personally appeared before me this day and acknowledged that he is managing member of **BRALOG Investments, LLC** a North Carolina limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company

Witness my hand and official stamp or seal, this 29 day of February, 2024.

R Brandt Deal
Notary Public

(Notary Seal)

My Commission Expires: _____

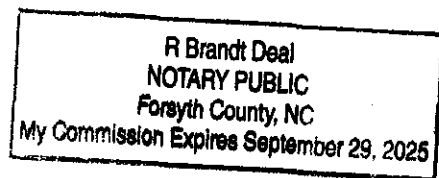


EXHIBIT "A"

BEGINNING at an iron in the eastern right-of-way line of Peters Creek Parkway (N. C. 150), said iron being located North 2° 40' 30" East 160.00 feet from the intersection of the northern right-of-way line of Ethel Drive and the eastern right-of-way line of Peters Creek Parkway (N. C. 150), said iron also being the northwest corner of property of George F. Sowers as described in deed recorded in Book 1862 at Page 993, Forsyth County Registry; thence from said beginning point along the eastern right-of-way line of Peters Creek Parkway (N. C. 150) North 02° 40' 30" East 273.22 feet to an iron, the southwest corner of property of Stephen Lee Hill as described in deed recorded in Book 1926 at Page 82, Forsyth County Registry, said iron also being in the center of a private access easement 30 feet in width; thence with the center of said private access easement and extending beyond said easement, South 87° 19' 30" East 114.15 feet to an iron, the southeast corner of the aforementioned Hill property and located in the west line of Lot 9 as shown on Map of the Irving J. Hege Property recorded in Plat Book 21 at Page 11 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the west line of said Lot 9, South 00° 18' West 192.81 feet to an iron, the southwest corner of said Lot 9 and the northwest corner of Lot 11 as shown on Map of the W. R. Patterson Property recorded in Plat Book 19 at Page 122 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the west line of said Lot 11, South 0° 13' 40" West 80.02 feet to an iron, the northeast corner of the aforementioned Sowers' property; thence along Sowers' north line North 87° 37' West 125.56 feet to the point and place of **BEGINNING**.

TOGETHER WITH a 30-foot private access easement providing ingress, egress and regress to and from the eastern right-of-way of Peters Creek Parkway (N. C. 150) in an eastward direction for a distance of 90 feet the centerline of said easement being described as follows:

BEGINNING at an iron at the northwest corner of the above-described property; thence from said beginning point South 87° 19' 30" East 90.00 feet, the terminus of said 30-foot private access easement.