

**2024014885 00163**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$25.00**

PRESENTED & RECORDED  
 05/09/2024 03:18:12 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY

**BK: RE 3805**  
**PG: 3442 - 3443**

Mail deed and tax bills to Grantee: **5042 Carriage Trail Court, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$25.00

Brief description: **Lot 40, Sam Fulp property**

### GENERAL WARRANTY DEED

THIS DEED made this 8<sup>th</sup> day of May, 2024, by and between:

**GRANTOR:**

**SAM C. OGBURN REAL ESTATE COMPANY, INC.,**  
**a North Carolina corporation**

Grantor address:  
 P.O. Box 20189  
 Winston-Salem, NC 27120

**GRANTEE:**

**IMPACT SYSTEMS, LLC**  
**a North Carolina limited liability company**

Grantee address:  
 5042 Carriage Trail Court  
 Kernersville, NC 27284

The property conveyed does not include the primary residence of the Grantor.

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

BEING KNOWN AND DESIGNATED as **Lot 40 of the Sam Fulp property**, a map and plat of which is recorded in **Plat Book 5, Page 95** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property described in Book 3637, Page 1159 (Parcel Three), Forsyth County Registry and is designated as Tax PIN 6846-70-3983.00 (Block 2201, Lot 040) on the Forsyth County tax maps.

Property Address: **Old Greensboro Road, Winston-Salem, NC 27101**

Submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

**Sam C. Ogburn Real Estate Company, Inc., a North Carolina corporation**

  
Elizabeth A. Ogburn, President

(Seal)

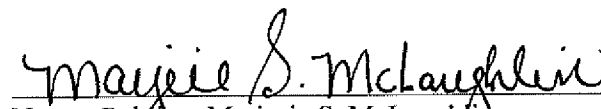
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Elizabeth A. Ogburn**

May 8, 2024

Place notary seal below this line:

  
Notary Public – Marjorie S. McLaughlin

My Commission Expires: February 12, 2025

