

**2024015839 00024**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$410.00**

PRESENTED & RECORDED  
05/17/2024 08:34:33 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3806  
PG: 4140 - 4142

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$410.00

Parcel Identifier No. 6836-38-1319.000

Mail after recording to: Grantee at address shown below.

**This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.  
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX  
COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.**

**ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103**

THIS DEED made this 16 day of May 2024 by and between

**GRANTOR  
SAGE PROPERTY INVESTMENTS LLC  
3156 HOLLY HILL CIRCLE, VALDESE, NC 28690**

**GRANTEE  
PATRICIA A. TILLMAN (AN UMARRIED WOMAN)  
3036 N. PATTERSON AVENUE, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3763, Page 4287, Forsyth County Registry.

The above-described property  does  does not include the primary residence of the Grantor.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

SAGE PROPERTY INVESTMENTS LLC

By: [Signature] (SEAL)  
MANAGER

STATE OF NORTH CAROLINA - Forsyth COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Matt Rhoads, MANAGER OF SAGE PROPERTY INVESTMENTS LLC. Witness my hand and official stamp or seal, this the 16 day of April, 2024.

My Commission Expires: 4/30/28

[Signature]  
Notary Public  
Print Notary Name: Clinton Calaway

CLINTON CALAWAY  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires April 30, 2028

## EXHIBIT A

All that certain lot or parcel of land together with the improvements thereon; Beginning at an iron stake in the West side of Patterson Avenue at the North east corner of Lot No. 4 and running thence West along the North line of Lot No. 4, 150 feet; thence North 55 feet to an iron stake at the Southwest corner of Lot No. 6; running thence along the South line of Lot No. 6, 150 feet to an iron stake in the West line of Patterson Avenue; thence South along the line of Patterson Avenue 55 feet to the place of beginning.

Being known and designated as Lot No. 5 of the J. R. Marion property and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3 at page 1.

**PROPERTY ADDRESS: 3036 N. PATTERSON AVENUE, WINSTON SALEM, NC 27105**

**PARCEL NUMBER: 6836-38-1319.000**