

2024027495 00183

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$22.00

PRESENTED & RECORDED
 08/15/2024 03:42:51 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3821
PG: 3070 - 3071

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$22.00

Parcel Identification No. 6836-27-0233.000

Title Insurance Company: Morehead Title Company / Commonwealth Land Title Insurance Company

Mail/Box to: Grantee

This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firm

Brief description for the Index: LOT 217, BON AIR GREENWAY PLACE, PB 8, PG 109

THIS DEED made this 15 day of August, 2024 by and between

GRANTOR	GRANTEE
David Allen Iglinski, Executor of The Estate of Gail Brandon Roberts, and David Allen Iglinski, a single man	BMS Investment Properties, LLC, a North Carolina Limited Liability Company
<i>Mailing Address:</i> 3341 Cumberland Road Winston-Salem, NC 27105	<i>Mailing Address:</i> 2208 West Cone Boulevard Greensboro, NC 27408
	<i>Property Address:</i> 0 Greenway 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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING located at the southwest corner of the intersection of 29th Street and Greenway Avenue, and being known and designated as Lot No. 217, as shown on map of BON AIR GREENWAY PLACE, as recorded in Plat Book 8, Page 109, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 902, Page 504.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 8, Page 109.

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, other than the following exceptions:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

IN WITNESS WHEREOF, the Grantor has duly executed as of the day and year first above written.

The Estate of Gail Brandon Roberts

By: *David Allen Iglinski*
David Allen Iglinski, Executor,

David Allen Iglinski
David Allen Iglinski

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Angela Berland, Notary Public, do hereby certify that David Allen Iglinski, Executor of The Estate of Gail Brandon Roberts and David Allen Iglinski personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15 day of August, 2024.

Angela Berland
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

