

2024027573 00038

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
08/16/2024 10:25:53 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3821
PG: 3382 - 3384

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **40**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 16th day of August 2024 by and between

GRANTOR

Spurgeon Webster Wood, III (unmarried)
650 Grandville Dr
Winston Salem, NC 27101

GRANTEE

Aisling Real Estate Solutions, LLC, a North Carolina limited liability company
Mailing address:
8209 Curraghmore Ct
Stokesdale, NC 27357

Property Address:
416 Barbara Jane Ave
Winston Salem, NC 27101

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 attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3784, Page 3562, Forsyth County Registry.

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

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.

Title to the property hereinabove described is subject to the following exceptions: Covenants & Restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Spurgeon Webster Wood III (SEAL)
Spurgeon Webster Wood, III

By: _____
Title: _____

_____ (SEAL)

State of NORTH CAROLINA; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Spurgeon Webster Wood, III.

Witness my hand and official stamp or seal, this the 16 day of August 2024.

My Commission Expires: 6/17/28

Kenneth S. Lucas Jr.
Notary Public

Print Notary Name: Kenneth S. LUCAS JR.

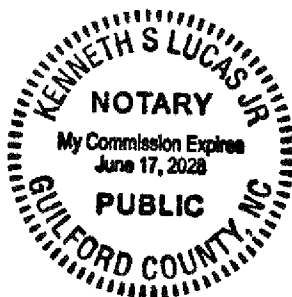


Exhibit "A"

LYING and being in the City of Winston-Salem, North Carolina, in Broadbay Township, being known and designated as Lots Number 14 and 15 on the map of Dogwood Hill Property, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4 at Page 169, to which map reference is hereby made for a more complete description.

Property Address: 416 Barbara Jane Avenue Winston Salem NC 27101.