

2024029789 00228
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$24.00
PRESENTED & RECORDED
09/03/2024 04:45:15 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3824
PG: 2735 - 2737

SPECIAL WARRANTY DEED

NORTH CAROLINA)
))
FORSYTH COUNTY)

Drafted by: D. Marsh Prause, Esq., Allman Spry, 380 Knollwood St., Ste. 700, Winston-Salem, NC 27103
Return to: Grantee

(NO TITLE SEARCH PERFORMED OR REQUESTED)

Excise Tax: \$24.00
Tax PIN#: 6833-87-8792.000
Property Address: 3747 Old Lexington Rd., Winston-Salem, NC

THIS SPECIAL WARRANTY DEED made this 30th day of August, 2024, by and between:

PAGE DISTRIBUTING COMPANY, INC.,
a North Carolina corporation, (hereinafter "Grantor"),
having an address of P.O. Box 25045, Winston-Salem, NC 27114-5045,
and

NATALIE R. SEVIN and ANH NGHIEM as Joint Tenants with Right of Survivorship,
(hereinafter "Grantee"),
having an address of 1204 Neva Lane, Winston-Salem, NC 27107.

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:

See Exhibit A attached hereto and incorporated herein by reference

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3805, Page 1747 and Book 2053, Page 1290.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: all easements, rights of way, and restrictions of record, if any; all local, state, and federal laws, ordinances, codes, and regulations relating to environment, zoning, subdivision, occupancy, use, building, development, and construction (including existing violations of the same); all matters affecting title that would be disclosed by an accurate survey; and 2024 ad valorem taxes and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

PAGE DISTRIBUTING COMPANY, INC.

By: Bobby R. Page
Bobby R. Page, President

NORTH CAROLINA
FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Bobby R. Page as President of Page Distributing Company, Inc.

Date: 8-30-2024

C. Jimmie Pryd, Jr Notary Public
CJP

My commission expires: 8-4-2029

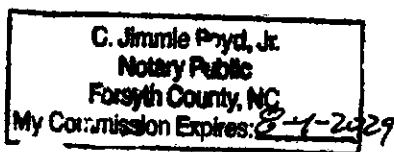


EXHIBIT A

3747 Old Lexington Rd.: Tax Parcel 6833-87-8792

First Parcel: Situated on Lexington Road near Eden School. Beginning at a stake in said road, thence East 83 feet to E.T. Charles Corner thence Southwardly with the Martin Charles line 132 feet to a stake on bank of road, thence Northwardly with said road 162 feet to the place of beginning.

Second Parcel: Beginning at an iron stake in G.L. Popes' line and running South 132 feet to an iron stake in the bank of the Lexington Road, thence 18 feet with said Lexington Road to an iron stake the corner; thence east 294 feet to an iron stake, thence North 150 feet to an iron stake; thence west 294 feet to an iron stake the point of beginning, containing one acre more or less.