

2024030490 00175

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$650.00

PRESENTED & RECORDED
09/09/2024 04:12:09 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3825
PG: 1971 - 1972

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$650.00
Parcel ID:	6817-34-3909
Mail Tax Bill to:	3006 Walnut Avenue, Winston Salem, NC 27106
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 file#:2794.24285SMITH
Brief description for the index:	Lot 33 & 34, Walnut Hills, Sec 1

This instrument prepared by: T. Lawson Newton, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 9th day of September, 2024, by and between:

GRANTOR	GRANTEE
SDS Investments, LLC 412 Townley Street Winston Salem, NC 27103	Lindsey B. Smith, a single woman 3006 Walnut Avenue Winston Salem, NC 27106

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEGINNING at an iron stake in the south line of Lot No. 32 on the hereinafter mentioned map, said stake being distant 10 feet west from the original west property line of Walnut Avenue west and from the southeast corner of said Lot No. 32; thence with the south line of said Lot No. 32, North 60° 13' West 164.61 feet, more or less, to an iron stake, the southwest corner of Lot No. 32 in the east right of way line of Duke Power Company; thence with the east right of way line of said Duke Power Company, South 29° 45' West 80 feet to an iron stake, northwest corner of Lot No. 35; thence with the north line of Lot no. 35, South 60° 13' East 165.21 feet to an iron stake in the north line of said Lot No. 35, said stake being distant 10 feet west from the original west property line of Walnut Avenue west and from the southeast corner of Lot No. 34; thence along the new west property line of Walnut Avenue west North 29° 19' East 80 feet to an iron stake, the place Beginning. The same being a part of Lots Nos. 33 and 34 on map of Walnut Hills Section No. 1, recorded in Plat Book 8, page 188(2), Forsyth County Registry, and being all of said lots except a 10 foot strip along the eastern portion of said lots which have been dedicated to the widening of Walnut Avenue West.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2313 Page 1739.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 8 Page 188(2).

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

SDS Investments, LLC

Entity Name

By: _____

Name: Steven D. Smith

Title: Manager

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Carla M. Dry, a Notary Public certify that Steven D. Smith personally came before me this day and acknowledged that he/she is Manager of SDS Investments, LLC, A North Carolina Limited Liability Company, a Limited Liability Company and as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

Witness my hand and official seal, this the 9th day of September, 2024.

Notary Public

Printed Name: Carla M. Dry

My Commission Expires: March 12, 2028

