

2024031621 00065  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$130.00  
PRESENTED & RECORDED  
09/18/2024 11:56:53 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3826  
PG: 3394 - 3394

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

Excise Tax: One Hundred Thirty and 00/100 (\$130.00) Dollars.

Drafted by: Steven D. Smith, 500 OLIVE STREET, WINSTON-SALEM, NC 27103

**\*\*No Title Search Performed or Requested\*\***

Tax Block : Lot : Parcel Identifier No: 6834-24-6494

Property Address: 171 Edgewood Circle, Winston-Salem, NC 27127

Mail after recording to: Grantee, 171 Edgewood Circle, Winston-Salem, NC 27127

Mail future tax bills to: Grantee, 171 Edgewood Circle, Winston-Salem, NC 27127

BRIEF DESCRIPTION: Lot 31, Southpark Terrace, PB 16, PG 8

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 3 day of September, 2024, by and between

GRANTOR	GRANTEE
<b>BMD INVESTMENTS, LLC</b> 107 Back Forty Drive, Winston-Salem, NC 27127	<b>Oscar R. Ricciardi and wife, Alejandra E. Asensio</b> 171 Edgewood Circle Winston-Salem, NC 27127

The designated 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, in consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple interest in all that certain lot or parcel of land situated in township of Southpark Terrace, FORSYTH County, North Carolina, more particularly described as follows:

Being known and designated as Lot No. 31 as shown on the Plat entitled Southpark Terrace, Section B, recorded in Plat Book 16, Page 8 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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.

**BMD INVESTMENTS, LLC**

By: James Andrew Dease (seal)  
**JAMES ANDREW DEASE**  
**MEMBER/MANAGER**

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STATE OF NORTH CAROLINA - Forsyth County

I, Melissa Allen a Notary Public of

Surry County, NC, do hereby certify that **James Andrew Dease**, in all his capacity as member/manager of and in behalf of the limited liability corporation, **BMD Investments, LLC, a North Carolina limited liability corporation**, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 3 day of September, 2024.

My commission expires 9-4-2024

Melissa Allen  
Notary Public

