

2024036108 00041

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$910.00
 PRESENTED & RECORDED
 10/24/2024 10:05:53 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3832
 PG: 2382 - 2385

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$910.00

Parcel Identifier No.: 6844-47-0847.000, 6844-11-9485.000, 6834-90-0000.000, 6833-89-7850.000,
6833-89-8800.000 and 6833-89-7558.000

Mail/Box to: BOGOSIAN PROPERTIES, LLC, P.O. Box 487, West Warwick, RI 02893

This instrument was prepared by: David T. Kasper, 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.

Brief description for the index: 6 Parcels, Forsyth County

THIS DEED made this 18th day of October, 20 24, by and between:

GRANTOR	GRANTEE
HANSLEY RENTALS LLC, a North Carolina Limited Liability Company Forwarding address: 4004 Old Vineyard Road Winston-Salem, NC 27104	BOGOSIAN PROPERTIES, LLC, a North Carolina Limited Liability Company Buyer mailing address: P.O. Box 487 West Warwick, RI 02893

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book _____, Page _____, Forsyth County Registry.

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

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 of record, and ad valorem taxes for 2024 and subsequent years.

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

HANSLEY RENTALS LLC

BY: Mary P. Hansley
 Mary Hansley
 Owner Manager

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public certify that Mary Hansley personally came before me this day and acknowledged the due execution of the foregoing in her capacity as Owner Manager of HANSLEY RENTALS LLC, a Limited Liability Company.

Witness my hand and official seal, this the 18th day of October, 2024.

Melanie J. Snow

Notary Public

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

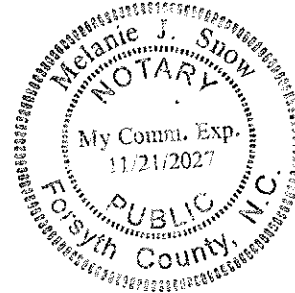


EXHIBIT A

Legal Description

Lying in the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina, and being more particularly described as follows:

Tract One:

Being known and designated as Lot No. 64, as shown on the revised map of MORNINGSIDE MANOR, SECTION 8, AREA C, as recorded in Plat Book 24, Page 101, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3735, Page 1291, Forsyth County Registry.

Site Address: 1660 Marble Street, Winston-Salem, NC 27107

Parcel: 6844-47-0847

Tract Two:

Being known and designated as Lot No. 80, as shown on the map of EASTON, same being of record in Plat Book 14, Page 23(4), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3735, Page 1291, Forsyth County Registry.

Site Address: 1123 Louise Road, Winston-Salem, NC 27107

Parcel: 6844-11-9485

Tract Three:

Being known and designated as Lots 33 and 34, Block E, as shown on the map of E. B. Cassell Farm, recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 84-A, reference to which is hereby made. The lots are located at the southwest intersection of what is now known as Cranford and Rosie Streets.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3735, Page 1291, Forsyth County Registry.

Site Address: 3602 Rosie Street, Winston-Salem, NC 27107

Parcel: 6834-90-0000

Tract Four:

Being known and designated as Lot Nos. 15 and 16 of Block E, as shown on the map of E. B. Cassell property, as recorded in Plat Book 3, Page 84-A, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. SAVE AND EXCEPT that right of way to the City of Winston-Salem recorded in Book 1332, Page 1318.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3735, Page 1291, Forsyth County Registry.

Site Address: 813 Elon Street, Winston-Salem, NC 27107

Parcel: 6833-89-7850

Tract Five:

Being known and designated as Lot Nos. 17 and 18, Block E, as shown on the map of E. B. Cassell Property, as recorded in Plat Book 3, Page 84(A), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Save and except that portion of the hereinabove described property which is within the right-of-way granted to the City of Winston-Salem by Agreement dated May 15, 1980, as recorded in Deed Book 1332, Page 1322, Forsyth County Registry, and more particularly known as Tax Lots 17A and 18A of Forsyth County Tax Block 1814.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3735, Page 1291, Forsyth County Registry.

Site Address: 817 Elon Street, Winston-Salem, NC 27107

Parcel: 6833-89-8800

Tract Six:

Being known and designated as Lot Nos. 5 and 6, in Block F, as shown on the map of E. B. Cassell Property, as recorded in Plat Book 3, Page 84A, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more definite description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3735, Page 1291, Forsyth County Registry.

Site Address: 816 Elon Street, Winston-Salem, NC 27107

Parcel: 6833-89-7558