



2024038021 00015

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$3600.00

PRESENTED & RECORDED:  
11-08-2024 09:40:42 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3835**  
**PG: 323-325**

This instrument was prepared by: L. Donald Long, Jr., Attorney at Law  
NCSB No. 8374  
119 Brookstown Avenue, Suite 301  
Winston-Salem, NC 27101

Brief Description for the Index: Lots 1 and 2, Country Club Road  
Parcel Number: 6815-77-3245.000

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**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 5<sup>th</sup> day of November, 2024, by and between

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GRANTOR

GRANTEE

**THE MARGUERITE D. SMITH  
REVOCABLE TRUST**

**BUSH FAMILY REVOCABLE TRUST  
DATED NOVEMBER 6, 2024**

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The designation Grantor and Grantee are used herein and shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged by the Grantor, Grantor has and by these presents and does grant, bargain, sell and convey its entire interest in and to the real property described herein, unto the Grantee, in fee simple all that certain lots or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

(See Exhibit A attached hereto.)

Original to: Donald Long

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: Easements and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority or its Board of Directors, the day and year first above written.

*Catherine Smith Lassiter*

CATHERINE SMITH LASSITER, Seller (Seal)  
Trustee of The Marguerite D. Smith Revocable Trust

NORTH CAROLINA, FORSYTH COUNTY )

On this the 5<sup>th</sup> day of November, 2024, personally appeared before me, CATHERINE SMITH LASSITER, Trustee of The Marguerite D. Smith Revocable Trust, Seller, who this day personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp.

*Tonya B Joyce*  
TONYA B. JOYCE, Notary Public

My commission expires: August 2, 2025

TONYA B JOYCE  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires August 2, 2025

EXHIBIT A

BEING part of Lot 1 and a small portion of Lot 2 as shown on that map recorded in Map Book 7 at Page 94, Forsyth County Public Registry, and being more particularly defined and described as follows:

BEGINNING at a point in the southeastern line of Country Club Road which is located N. 55-30 E. 30.0 feet from a common corner of Lots 1 and 2 as shown on said map and proceeding thence with said line of Country Club Road, N. 55-30 E. 225.0 feet to a point; thence following the arc of a circular curve to the right (S. 56-16 E., Chord distance 86.97 feet) 110 feet to a point in the western line of Bitting Road; thence in a southeastern direction with the arc of a circular curve to the left (S. 15-08 E., Chord distance 54.0 feet); thence continuing with said line of Bitting Road in a southeastern direction and following the arc of circular curve to the left (S. 29-04 E. Chord distance 37.08 feet); thence a new line, S. 12-07-35 W. 282.89 feet to a point in the northeastern line of a 10-foot wide alley; thence with said line of the alley, N. 78-26 W. 75.0 feet to a point; thence with the northwestern line of said alley, S. 79-52 W. 20.0 feet to a point in the southern or southeastern line of Lot 2, as shown on said map; thence N. 26-54-33 W. 303.3 feet to a point in the southeastern line of Country Club Road, the point and place of BEGINNING.

Being that certain property conveyed to Nat E. Smith and Marguerite D. Smith on June 30, 1976, recorded in Book 1178, Page 1020; and being a part of the property conveyed by that certain Deed recorded in Book 1029 at Page 20, Forsyth County Public Registry.

Property more commonly known 2900 Country Club Road, Winston-Salem, NC 27104  
Forsyth County Tax Assessor Parcel ID Number: 6815-77-3245.000