Book 3839 Page 1990

2024041406 00066FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX \$20.00 PRESENTED & RECORDED 12/06/2024 12:25:57 PM LYNNE JOHNSON REGISTER OF DEEDS BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3839 PG: 1990 - 1992

NORTH CAROLINA GENERAL WARRANTY DEED

| Parcel Identifier No. 6845-27-7991 Verified by | County on the day of | , 20 |
|---|--|-------------------------------|
| Mail/Box to:lustin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road This instrument was prepared by:lustin Taylor, Attorney at Law, PLLC Brief description for the Index:0 GLENBROOK DR | | |
| THIS DEED made this 6th day of December | , 20 <u>24</u> , by and between | |
| GRANTOR | GRANTEE | |
| JOHN ORLANDO SIDDLE and spouse, AMBER LYLES 3612 SAN CARLOS RD WINSTON-SALEM, NC 27105 | BMS INVESTMENT PROPERTIES, 2208 W CONE BLVD GREENSBORO, NC 27408 | FTC |
| Enter in appropriate block for each Grantor and Grantee: name, mailing corporation or partnership. | g address, and, if appropriate, character | of entity, e.g. |
| The designation Grantor and Grantee as used herein shall include said paplural, masculine, feminine or neuter as required by context. | arties, their heirs, successors, and assigns | , and shall include singular, |
| WITNESSETH, that the Grantor, for a valuable consideration paid by these presents does grant, bargain, sell and convey unto the Grantee in situated in the City of | fee simple, all that certain lot, parcel of I | land or condominium unit |

Submitted electronically by Anthony C. McLaughlin, Attorney at Law 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 hereinabove described was acquired by Grantor by install or a portion of the property herein conveyed includes or _X | trument recorded in Book 3784 page 3401. does not include the primary residence of a Grantor. |
|--|--|
| A map showing the above described property is recorded in Plat Boo | ok |
| TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all simple. | privileges and appurtenances thereto belonging to the Grantee in fee |
| And the Grantor covenants with the Grantee, that Grantor is seized of simple, that title is marketable and free and clear of all encumbrances claims of all persons whomsoever, other than the following exception | s, and that Grantor will warrant and defend the title against the lawful |
| IN WITNESS WHEREOF, the Grantor has duly executed the forego | oing as of the day and year first above written. X column Culomato Links (SEAL) |
| (Entity Name) | Print/Type Name: JOHN ORLANDO SIDDLE |
| By: | - X amler Lyles (SEAL) |
| Print/Type Name & Title: | |
| • | 107.17 \ |
| By:Print/Type Name & Title: | |
| | |
| By: | |
| rimo i ype i vame & i tale. | _ Timo type traine. |
| I, the undersigned Notary Public of the County or City of JOHN ORLANDO SIDDLE and spouse, AMBER LYLLS due execution of the foregoing instrument for the purpose therein a company of the foregoing instrument for the purpose therein a company of the foregoing instrument for the purpose therein a company of the foregoing instrument for the purpose therein a company of the foregoing instrument for the purpose therein a company of the foregoing instrument for the purpose therein a company of the foregoing instrument for the purpose therein a company of the foregoing instrument for the purpose the foregoing instrument for the for | and State aforesaid, certify that personally appeared before me this day and acknowledged the personally appeared to the personal transfer to the personal transfer to the personal transfer to the personal transfer t |
| State of County of car of | |
| I, the undersigned Notary Public of the Constitution of the foregoing instrument for the purposes therein ex | and State aforesaid, certify that personally appeared before me this day and acknowledged the pressed. Witness my hand and Notarial stamp or seal thisday of |
| My Commission Expires: | Notary Public |
| (Affix Seal) | Notary's Printed or Typed Name |
| State of - County or City of | |
| State of County or City of I, the undersigned Notary Public of the County or City of | and State aforesaid, certify that |
| he is the | personally came before me this day and acknowledged that, a North Carolina or |
| corporation/innited liability com | panyigeneral partnership/itmited partnership (strike through the |
| inapplicable), and that by authority duly given and as the act of such behalf as its act and deed. Witness my hand and Notarial stamp or s | entity,he signed the foregoing instrument in its name on its eal, this day of |
| My Commission Expires: | Notary Public |
| (Affix Seal) | Notary's Printed or Typed Name |

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Exhibit A

Legal Description: BEGINNING at an iron stake on the east side of Masten Street running thence eastwardly 205 feet to stake, thence northwardly 25 feet to iron stake thence westwardly 212 feet to iron stake on Masten Street thence south along the east line of Masten Street 50 feet to the place of beginning. Being known and designated as Lot 72. Recorded in the Register of Deeds Office of Forsyth County, in Plat Book 2, Page 19. Being known as Lot 72, Block 1555, Winston Township, on the Tax Maps of Forsyth County. See Deed Book 1015, page 723.