

2025001331 00077

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED

01/15/2025 01:43:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3844

PG: 2367 - 2368

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 170.00**

Parcel Identifier No. _____ Verified by: _____ County on the _____ day of _____ 20__

By: _____

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR., a licensed North Carolina Attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of the closing proceeds.

Brief description for the Index: **1035 Louise Road** ***Without Title Examination***

THIS DEED made this 14 day of January 2025 by and between

Grantor

Grantee

SM1 Investment, Inc.

Salem View Property
Management, LLCP.O. Box 759
Pleasant Garden, NC 273131035 Louise Road
Winston-Salem, NC 27107

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

Being All of Lot 64 Map of Easton as recorded in Plat Book 14 Page 23 in the Office of the Register of Deeds of Forsyth County.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3841, Page 3729.

A map showing the above described property is recorded in Plat Book 14_ Page 23.

TO HAVE AND TO HOLD 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:

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

SM1 Investment, Inc.

By: 

Title: President

STATE OF NC - COUNTY OF Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Shadi Abdallah personally came before me this day and acknowledged that ___he is the President of SM1 Investment, Inc., and that by authority duly given and as the act of each entity, ___he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 14 day of January 2025.

My Commission Expires: 6/17/28


NOTARY PUBLIC

