

**2025001507 00073**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$500.00**PRESENTED & RECORDED:  
01-16-2025 01:33:50 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, OPTY**BK: RE 3844**  
**PG: 3326-3328****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

PIN 6823-79-8619

Grantor Address: 335 Gregg Street  
Archdale, NC 27263Grantee's Address: P.O. Box 26164  
Winston-Salem, NC 27114

This instrument was prepared by: R. Brandt Deal -No Title Search requested or performed.

Brief Description for the Index: Lot Peters Creek Parkway

This Deed made this 16 day of January, 2025, by and between**GRANTOR: Ronald Gene Smith, unmarried****GRANTEE: Better Way Automotive, LLC, a North Carolina limited liability company**

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:

**See attached Exhibit A which is incorporated herein by reference.****All or a portion of the property herein conveyed does not include the primary residence of the Grantor.**

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, the 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 and restrictions of record, if any, and 2025 ad valorem taxes.

Original to: 

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing at or beside its name and the signature the day and year first above written.

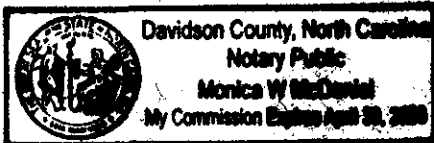
Ronald Gene Smith  
(SEAL)  
Ronald Gene Smith

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Monica W McDaniel, A Notary Public of Davidson County, State of North Carolina, certify that **Ronald Gene Smith** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 16<sup>th</sup> day of January, 2025.

(Notary Seal)



Monica W. McDaniel, Notary Public

My Commission Expires: 4-30-2028

**EXHIBIT "A"**

**BEGINNING** at an iron in the eastern right-of-way line of Peters Creek Parkway (N. C. 150), said iron being located North  $2^{\circ} 40' 30''$  East 160.00 feet from the intersection of the northern right-of-way line of Ethel Drive and the eastern right-of-way line of Peters Creek Parkway (N. C. 150), said iron also being the northwest corner of property of George F. Sowers as described in deed recorded in Book 1862 at Page 993, Forsyth County Registry; thence from said beginning point along the eastern right-of-way line of Peters Creek Parkway (N. C. 150) North  $02^{\circ} 40' 30''$  East 273.22 feet to an iron, the southwest corner of property of Stephen Lee Hill as described in deed recorded in Book 1926 at Page 82, Forsyth County Registry, said iron also being in the center of a private access easement 30 feet in width; thence with the center of said private access easement and extending beyond said easement, South  $87^{\circ} 19' 30''$  East 114.15 feet to an iron, the southeast corner of the aforementioned Hill property and located in the west line of Lot 9 as shown on Map of the Irving J. Hege Property recorded in Plat Book 21 at Page 11 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the west line of said Lot 9, South  $00^{\circ} 18'$  West 192.81 feet to an iron, the southwest corner of said Lot 9 and the northwest corner of Lot 11 as shown on Map of the W. R. Patterson Property recorded in Plat Book 19 at Page 122 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the west line of said Lot 11, South  $0^{\circ} 13' 40''$  West 80.02 feet to an iron, the northeast corner of the aforementioned Sowers' property; thence along Sowers' north line North  $87^{\circ} 37'$  West 125.56 feet to the point and place of **BEGINNING**.

**TOGETHER WITH** a 30-foot private access easement providing ingress, egress and regress to and from the eastern right-of-way of Peters Creek Parkway (N. C. 150) in an eastward direction for a distance of 90 feet the centerline of said easement being described as follows:

**BEGINNING** at an iron at the northwest corner of the above-described property; thence from said beginning point South  $87^{\circ} 19' 30''$  East 90.00 feet, the terminus of said 30-foot private access easement.