



**2025003133 00151**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$358.00**

PRESENTED & RECORDED:  
01-31-2025 03:19:04 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3846**  
**PG: 3704-3706**

Original to: L. Donald Long, Jr.

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: Lot 31, Block 5174  
PIN No. 6868-32-7692

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## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30<sup>th</sup> day of January, 2025, by and between

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GRANTOR

GRANTEES

**JOHN ADDISON SPENCER FAMILY LLC**

**LE THANH THUY-THI  
and LE TUYEN**

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The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, 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:

TRACT 1: BEGINNING at a concrete right of way marker in the west right of way line of U.S. Route 52 near its junction with Indiana Avenue, said right of way line being 75 feet west of the parallel to the center line of the pavement of the U.S. Route 52, running thence South 70 deg. 20' West 421 feet to a concrete right of way marker in the East line of Indiana Avenue, said marker being 30 feet from the center line of Indiana Avenue; running thence with the East line of Indiana Avenue to a chord distance of North 39 deg. 12' West 103.04 feet to a point in the East line of the said Indiana Avenue; running thence North 51 deg. 00' East 136.6 feet to a stake in the West right of way line of said U.S. Route 52; running thence with the West line of said right of way South 0 deg. 30' West 151.2 feet to the BEGINNING, AND BEING ALL OF THE PROPERTY CONVEYED TO Pilot Building, Inc. by Deed recorded in Deed Book 612, Page 342, in the Office of the Register of Deeds of Forsyth County, N.C. This Deed is drawn from a survey made by Carl F. Beauchamp dated November 28, 1960. See also Deed 816, Page 107.

TRACT 2: Being a strip of land approximately 10 feet in width running from the Western right of way line of Southern Railway to the Eastern right of way line of Indiana Avenue, and being also all of that property conveyed by quitclaim deed recorded in Deed Book 761, page 543, in the Office of the Register of Deeds of Forsyth County, North Carolina. See also Deed Book 816, Page 107.

Property Address: 3100 N. Patterson Avenue, Winston-Salem, North Carolina 27105

The property hereinabove described was acquired by Grantor via Deed dated March 9, 2023, and recorded on March 10, 2023, in Book 3743, Pages 4436-4438, of the Forsyth County Registry.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees 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, has 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.

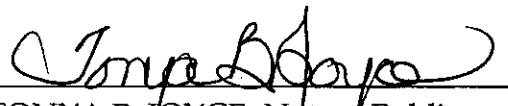
**JOHN ADDISON SPENCER FAMILY LLC**

BY:

  
 \_\_\_\_\_ (SEAL)  
**JOHN ADDISON SPENCER, JR.**

NORTH CAROLINA, FORSYTH COUNTY    )

On this the 30<sup>th</sup> day of January, 2024, personally appeared before me, JOHN ADDISON SPENCER, JR., Member/Manager of the JOHN ADDISON SPENCER FAMILY LLC, a Limited Liability Company licensed in the State of North Carolina, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp.

  
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 TONYA B. JOYCE, Notary Public

My commission expires: August 2, 2025

