

**2025005302 00039**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$310.00**

PRESENTED & RECORDED  
02/21/2025 10:54:07 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3849**

**PG: 1935 - 1938**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: \$310.00                      Recording Time, Book and Page  
Parcel Identifier No. 6845-37-3791.000  
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361  
This instrument was prepared by: Mark L. McGuire, Attorney at Law

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THIS DEED made this the 18th day of February, 2025, by and between

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**GRANTOR**

**Lucius H. Simmons, Sr. and wife, Willieann Simmons  
Natasha Simmons, unmarried**

**Mailing Address: 162 Windfield Street, Winston-Salem, NC 27102**

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**GRANTEE**

**Sheila Diane Pittman and spouse, James Melvin Pittman**

**Mailing Address: 2833 Old Greensboro Road, Winston-Salem, NC 27101**

**Property Address: 2833 Old Greensboro Rd, Winston-Salem, NC 27101**

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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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Mark L. McGuire, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Exhibit "A" attached hereto

The property hereinabove described was acquired by instrument recorded in Book 3647, Page 213, Forsyth County Registry.

All or a portion of the property herein conveyed \_\_\_\_includes or \_x\_does not include the primary residence of a 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, 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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record

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

Lucius H. Simmons Sr. (SEAL)  
Lucius H. Simmons, Sr.

Willie Ann Simmons (SEAL)  
Willieann Simmons

Natasha Simmons (SEAL)  
Natasha Simmons

State of North Carolina  
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Lucius H. Simmons, Sr. and Willieann Simmons and Natasha Simmons

Witness my hand and Notarial stamp or seal this 18th day of February, 2025.

Mark L. McGuire  
Notary Public

Mark L. McGuire  
Typed or Printed Name of Notary Public

My Commission Expires:  
12/09/2027

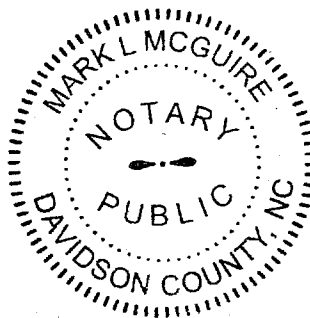


EXHIBIT "A"

BEING known and designated as Lot 124 as shown on map of Masten Park recorded in Plat Book 2 at Page 19(3) in the Office of the Register of Deeds of Forsyth County, North Carolina.