

2025006801 00175

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$126.00

PRESENTED & RECORDED
03/04/2025 04:38:11 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3851

PG: 1788 - 1790

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ *126*

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by Kenneth S. Lucas, Jr., a licensed North Carolina Attorney; delinquent taxes if any to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 4 day of March 2025 by and between

GRANTOR

Jesus Hernandez Silva, and spouse
Alicia Alvarez Diaz

GRANTEE

SM1 Investment Inc.

P.O. Box 759
Pleasant Garden, NC 27213

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 and more particularly described as follows:

See Attached Description, and being the property located at 549 McCreary Street, Winston-Salem, North Carolina, tax parcel # 6837-43-7557.000.

submitted electronically by "KENNETH S. LUCAS JR, 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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3809, Page 608 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

The above described property ☐ does ☐ 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, 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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Jesus Hernandez Silva (SEAL)
Jesus Hernandez Silva

By: _____
Title: _____

Alicia Alvarez (SEAL)
Alicia Alvarez Diaz

By: _____
Title: _____

(SEAL)

State of NC; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Jesus Hernandez Silva and Alicia Alvarez Diaz. Witness my hand and official stamp or seal, this the 7 day of March 2025.

My Commission Expires: 6/17/28

Kenneth S Lucas Jr
Notary Public

Print Notary Name: Kenneth S Lucas Jr

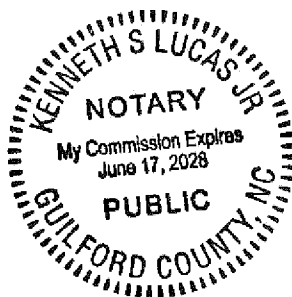


EXHIBIT A

549 McCreary St, Winston Salem, NC 27105

Beginning at an iron in the northern right-of-way line of McCreary Street, said iron being located North 87° 50' West 125 feet from the intersection of the right-of-way lines of McCreary Street and Ogburn Avenue; thence from said beginning point along the northern right-of-way line of McCreary Street, North 87° 50' West 100 feet to an iron; thence North 02° 10' East 200 feet to an iron; thence South 87° 50' East 100 feet to an iron; thence South 02° 10' West 200 feet to the point and place of Beginning, and being a portion of Lots Nos. 284 and 285 as shown on map of Montview as recorded in Plat Book 1, Page 106 in the office of the Register of Deeds of Forsyth County, North Carolina all according to survey of Daniel W. Donathan dated November 14, 1983.