

2025008249 00089

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$20.00

PRESENTED & RECORDED

03/17/2025 12:35:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3853**PG: 873 - 875**

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 20

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 10 day of March 2025 by and between

GRANTOR

Alvin Douglas Johnson, and spouse
Marion C. Johnson

GRANTEE

Olive Branch Ventures, 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.

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 ____, Page ____ 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)

Alvin Douglas Johnson (SEAL)
Alvin Douglas Johnson

By: _____

Title: _____

Marion C. Johnson (SEAL)
Marion C. Johnson

By: _____

Title: _____

(SEAL)

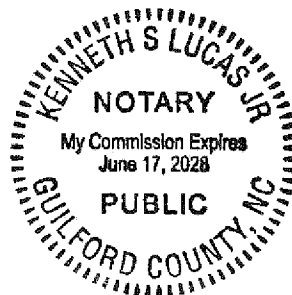
State of NC; County of GUILFORD

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: Alvin Douglas Johnson and Marion C. Johnson. Witness my hand and official stamp or seal, this the 17 day of March 2025.

My Commission Expires: 6/17/28

Kenneth S. Lucas Jr.
Notary Public

Print Notary Name: Kenneth S Lucas Jr



Tract

BEGINNING at an iron stake in the north line of 28th Street, said iron stake being 105.0 feet eastwardly from the northeast intersection of 28th Street and Glenn Avenue, and being also the southeast corner of Lot 11, running thence with the east line of said Lot 11, Northwardly 140.0 feet to an iron stake, the northeast corner of Lot 11 in the south line of a 10 foot alley; thence with the south line of said alley, eastwardly 52.5 feet to an iron stake, the northwest corner of Lot 22 in the south line of said alley; thence with the west line of Lot 22, southwardly 140.0 feet to an iron stake the south-west corner of Lot 22 in the north line of 28th Street; thence with the north line of 28th Street, westwardly 52.5 feet to an iron stake the place of BEGINNING. Being known and designated as Lot 12, Block 1171, Forsyth County Tax Map and known also as Lot 12, Block 23 on the Map of Bon Air recorded in Plat Book 3 at Page 25(5) in the office of Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to easements and restrictions, if any, of record.

Property Address: 0 Twenty Eighth Street
Winston-Salem, NC 27105

PIN: 6836-36-7743.000