

2025009070 00047

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$630.00

PRESENTED & RECORDED
 03/24/2025 10:06:26 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3854
PG: 766 - 770

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$630.00
Parcel ID:	6816725012000
Mail/Box to:	Grantee – 2858 Robinhood Rd, Winston Salem, NC 27106
Prepared by:	Brinkley Walser Stoner, PLLC, North Carolina Licensed Attorneys Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
Brief description for the Index:	Lot 10A, Block 2953, Buena Vista

THIS GENERAL WARRANTY DEED ("Deed") is made on the 19 day of March, 2025, by and between:

GRANTOR	GRANTEE
Ashton Harris Rives and husband, William Kellan Rives, Andrew Harris and Ashton Harris Rives, Executrix of the Estate of Theodore J. Harris 702 Indian Wells Circle Lexington, NC 27295	All About Care Investment Properties, LLC, a North Carolina Limited Liability Company 2858 Robinhood Road Winston Salem, NC 27106

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2426, page 1588.

All or a portion of the Property ☐ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and rights of way for public roadways and public utilities appearing of record and/or located upon the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Ashton Harris Rives (SEAL)
Ashton Harris Rives

Kellan Rives (SEAL)
William Kellan Rives

____ (SEAL)
Andrew Harris

Ashton Harris Rives (SEAL)
Ashton Harris Rives, Executrix of the
Estate of Theodore J. Harris

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I Emery Drew Nelson, a Notary of the above state, certify that the following person personally appeared before me on the 20 day of March, 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Ashton Harris Rives, Individually, Kellan Rives, Individually, Ashton Harris Rives, Executor of the Estate of Theodore J. Harris** William

Emery Drew Nelson
NOTARY PUBLIC
Davidson County
North Carolina

[Signature]
Notary Public (Official Signature)
My commission expires: 2-14-2028

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and rights of way for public roadways and public utilities appearing of record and/or located upon the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Ashton Harris Rives (SEAL)

Kellen Rives (SEAL)

Andrew Harris (SEAL)

Ashton Harris Rives, Executor of the
Estate of Theodore J. Harris (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I _____, a Notary of the above state, certify that the following person personally appeared before me on the _____ day of _____, 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Ashton Harris Rives, Individually, Kellen Rives, Individually, Ashton Harris Rives, Executor of the Estate of Theodore J. Harris**

Notary Public (Official Signature)

My commission expires: _____

SOUTH
STATE OF ~~NORTH~~ CAROLINA
COUNTY OF CHARLESTON

I Kristen E. Senter, a Notary of the above state, certify that the following person personally appeared before me on the 19th day of March, 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Andrew Harris, Individually**

Kristen E. Senter

Notary Public (Official Signature)

My commission expires: 1-16-2030

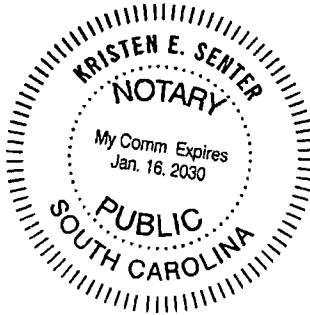


Exhibit "A"

Beginning at an iron stake in the southern right of way line of Robin Hood Road Johnson's northwest corner as described in Book 1779 at page 2187, Forsyth County Registry; thence running with Johnson's line S 2° 23' 27" East 199.86' to an iron stake; thence running S 87° 37' 15" West 130.18' to an iron stake; thence running N 02° 19' 53" West 199.63' to an iron stake in the southern right of way line of Robin Hood Road; thence with said right of way line N 87° 31' East 129.97' to the point and place of beginning and being known as Lot 10A, Block 2953, Forsyth County Tax Map, and also being the same property as shown on a map entitled David W. House and wife, Mary G. House, dated May 25, 1995, prepared by Phillip R. Ball, R. L. S.