

2025009616 00036

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$21.00

PRESENTED & RECORDED

03/27/2025 10:51:05 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3854**PG: 3818 - 3819****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$21.00Parcel Identification No. 6836-54-8595.000Title Insurance Company: Tryon Title Agency, LLC / Alliant National Title Insurance CompanyMail/Box to: BMS Investment Properties, LLC, 2208 West Cone Boulevard, Greensboro, NC 27408This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firmBrief description for the Index: Lot 111, Fairview, DB 90 PG 588THIS DEED made this 24 day of March, 2025 by and between**GRANTOR**

**Emma C. Ingram, a widow, and
 Ruby C. Griffin, a widow**

Mailing Address:

1770 Conrad Sawmill Road
 Lewisville, NC 27040

GRANTEE

**BMS Investment Properties, LLC,
 a North Carolina Limited Liability Company**

Mailing Address:

2208 West Cone Boulevard
 Greensboro, NC 27408

Property Address:

935 East Twenty-Second Street
 Winston-Salem, NC 27105

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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 111, "Fairview," Plat of which is recorded in Deed Book 90 at Page 588, Forsyth County Registry, and reference to which plat is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2360, Page 4910.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 90, Page 588.

Submitted electronically by "Paladin Law"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

Easements, Restrictions and Right of Way of Record.

Ad Valorem Taxes for Current Year

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

Emma C. Ingram
Emma C. Ingram

Ruby C. Griffin
Ruby C. Griffin

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Michael O'Brien Bowlin Jr. Notary Public, do hereby certify that Emma C. Ingram and Ruby C. Griffin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 24 day of March, 2025.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 2-9-2027

