

2025010408 00002

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED

04/02/2025 08:02:53 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3856**PG: 48 - 50**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No. _____ Verified by: _____ County on the ____ day of _____
 20__ By: _____

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR, a licensed North Carolina attorney. 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: 549 McCreary St ***WITHOUT TITLE EXAMINATION***

THIS DEED made this 24th day of March 2025, by and between

Grantor

Grantee

SMI Investment Inc
 3800 S Holden Rd, Suite 203
 Greensboro, NC 27406

MHG Investments, LLC
 Mailing Address:

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3851, Page 1788.

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

TO HAVE AND TO HOLD 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:

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

SM1 Investment Inc.

By: _____

Title: _____

(SEAL)

(SEAL)

STATE OF NORTH CAROLINA – COUNTY OF Guilford.

I, the undersigned Notary Public of the County and State aforesaid, certify that

Shadi Abdallah personally came before me this day and acknowledged that he is the Pres. dent. of SM1 Investment Inc and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 24 day of March 2025.

My Commission Expires: 01/17/28

Kenneth S. Lucas Jr
NOTARY PUBLIC
Printed Name: Kenneth S. Lucas Jr

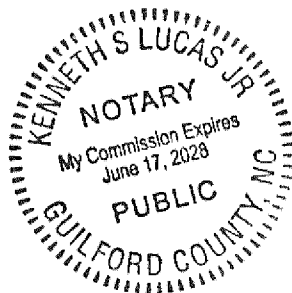


EXHIBIT A**549 McCreary St, Winston Salem, NC 27105**

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 Motview 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.