

2025010830 00052

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$40.00
 PRESENTED & RECORDED
 04/04/2025 11:06:01 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3856
 PG: 2156 - 2157

NORTH CAROLINA GENERAL WARRANTY DEED

 Drawn By: Anthony C. McLaughlin

 Tax Stamps: \$ 40.00

THIS DEED, made and entered into this 4 day of April, 2025, by and between:

GRANTOR: **LAVONYA A. GOODS and spouse MICHAEL E. FUNDERBURK**
 408 Arlington Ct., Kernersville, NC 27284

and

GRANTEE: **BMS INVESTMENT PROPERTIES,LLC, a North Carolina Limited Liability Company**
 Mailing Address: 2208 West Cone Blvd., Greensboro, NC 27408
 Property Address: 3616 Hemlock Drive, Winston-Salem, NC 27105

The hereinafter described property did [] did not [X] constitute Grantor's principal residence.

W I T N E S S E T H :

That the GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid him in hand by the GRANTEE, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these premises does give, grant, bargain, sell, convey and confirm unto the GRANTEE, his heirs and/or successors and assigns, premises in the City of Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at a point 60 feet North of the Southwest corner of Lot No, 57 and running thence Northwardly 60 feet; thence eastwardly 208.9 feet to Carolina Boulevard; thence Southwardly with Carolina Boulevard 60 feet to an iron stake; thence Westwardly 208.9 feet to the place of BEGINNING,

Being known and designated on the Plot of "Branton" as one-third of Lot 57 adjoining the Southward line of Lot No, 58, and also containing 30 feet of Lot No, 58 in said Plat of "Branton", The said Plat being recorded in Register of Deeds Office, Forsyth County, in Book 2, Page 83, and for more particular description reference is hereby had to said Plot.

Forsyth County Tax Parcel 6837-40-3839.000

Submitted electronically by Anthony C. McLaughlin, 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.

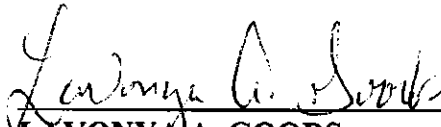
Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year .

TO HAVE AND TO HOLD the premises described herein, with all appurtenances thereunto belonging or in any wise appearing, unto the GRANTEE, his heirs and/or successors and assigns, forever.

And the GRANTORS covenants that he is seized of the premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above-stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons, whomsoever.

When reference is made to the GRANTORS or GRANTEE, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals, the day and year first above written.

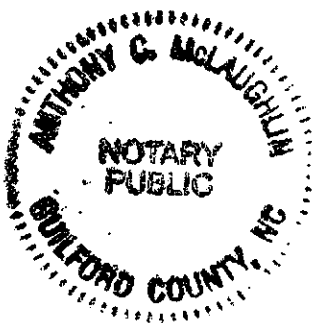
 (Seal)
LAVONYA A. GOODS

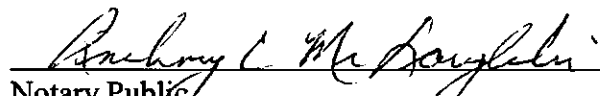
 (Seal)
MICHAEL E. FUNDERBURK

STATE OF NORTH CAROLINA - GUILFORD COUNTY

I, the undersigned, a notary public of said county do hereby **LAVONYA A. GOODS and spouse MICHAEL E. FUNDERBURK**, Grantor(s), personally appeared before me and acknowledged the due execution of the foregoing deed.

Witness my hand and notarial seal-stamp, this 4 day of April, 2025.
(SEAL-STAMP)




Notary Public
Printed Name: Anthony C. McLaughlin
My Commission Expires: 6/12/28