

2025011480 00048

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
 \$290.00

PRESENTED & RECORDED
 04/10/2025 10:49:20 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3857
 PG: 1412 - 1414

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$290.00

Parcel Identifier No.: 6836-36-6398.000

Mail after recording to: Grantee

This instrument was prepared by: Roshni Patidar, a North Carolina licensed attorney Guest & Brady LLC,
 Brief Description from the Index: Lot No. 5, Bon Air Realty Company

THIS DEED made this 7th day of April, 2025, by and between

GRANTOR	GRANTEE
Pactolus Group 2, LLC, a North Carolina Limited Liability Company	Steven Ray House, unmarried, and Melissa Overbay Key, unmarried, as joint tenants
1704 Elizabeth Avenue Winston-Salem, NC 27103	211 Marshall Drive Perry, FL 32347

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto and Made a Part Hereof

The property herein described ☐ is ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3613, Page 722, Forsyth County Registry.

Submitted electronically by "Guest & Brady, LLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 204, Page 267, and referenced within this instrument.

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:

Any and all easements, restrictions and reservations of record and the lien of the current year's ad valorem taxes, if not yet due and payable, which Grantee(s) assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Pactolus Group 2, LLC, a North Carolina Limited Liability Company

By 
Alan Thomas Tripp, Sole Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, the undersigned Notary Public for said County and State, do hereby certify that Alan Thomas Tripp, Sole Member/Manager of Pactolus Group 2, LLC, a NC Limited Liability Company, on behalf of the Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and (where an official seal is required by law) official seal this the 7th day of April, 2025.



Notary Public for NC

Printed Name of Notary:

My commission expires:

Richard T Settle
8-5-2027

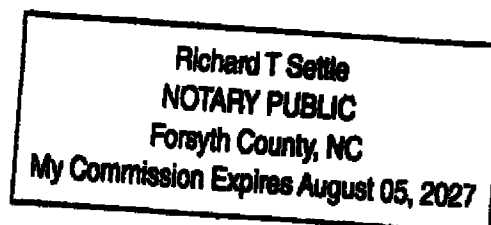


Exhibit A

All that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows: BEGINNING at an iron stake on the East side of Glenn Avenue 200 feet South of the Southeast intersection of Glenn Avenue and 28th Street; thence East parallel with 28th Street 150 feet to an iron stake in the West line of a 15 foot alley; thence South along the West side of said fifteen foot alley 50 feet to an iron stake; thence West parallel with 28th Street 150 feet to an iron stake in the East line of Glenn Avenue; thence North along the East line of Glenn Avenue 50 feet to an iron stake, the PLACE OF BEGINNING, being LOT NUMBER 5 as shown on the map entitled BON AIR REALTY COMPANY, made by C.E. Ellerbe and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 25; also being a part of that certain tract or parcel of land conveyed to P.H. Hanes, Jr. by Bon Air Realty Company by deed dated January 24, 1924, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 204, Page 267, reference to which is hereby made, the above described land being the first tract as set forth in said deed.

THIS BEING a portion of the same property conveyed to Pactolus Group 2, LLC by deed from S & J Warren, LLC dated 05/26/2021 and recorded with Forsyth County Register of Deeds on 05/26/2021 in Book 3613, Page 722.

Tax Parcel Number: 6836-36-6398.000

Property Address: 2719 Glenn Avenue Northeast, Winston-Salem, NC 27105