

2025011685 00029

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$18.00
 PRESENTED & RECORDED
 04/11/2025 08:53:18 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3857
 PG: 2463 - 2464

NORTH CAROLINA GENERAL WARRANTY DEED

 Drawn By: Anthony C. McLaughlin

 Tax Stamps: \$ 18.00

THIS DEED, made and entered into this 10 day of April, 2025, by and between:

GRANTOR: **RICHARD DALE SMITH (Unmarried)**
 1831 Friedberg Church Rd., Winston-Salem, NC 27127

and

GRANTEE: **BMS INVESTMENT PROPERTIES,LLC, a North Carolina Limited Liability Company**
 Mailing Address: 2208 West Cone Blvd., Greensboro, NC 27408
 Property Address: 0 Rankin Drive, Winston-Salem, NC 27101

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:

BEING known and designated as Lots Nos. 53, 54 and 55 of Masten Park, map of which is recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 19.

SAVE AND EXCEPT therefrom, that portion of the above-described property as was deeded to L. A. Oates and wife Josie S. Oates by deed recorded in Book 633, Page 272, and more particularly described as follows:

BEGINNING at an iron stake, the northeast corner of Gardner Street and Rankin Street; running thence along the east line of Gardner Street North 2° 30' East 150 feet to an iron stake, the southwest corner of Lot No. 52; running thence along the south line of Lot No. 52, South 87° 42' East 87.5 feet to an iron stake; running thence South 2° 30' West 150 feet to an iron stake in the north line of Rankin Street; continuing thence in a westerly line along Rankin Street, North 87° 42' West 87.5 feet to the point of BEGINNING, being known and designated as the western portion of Lots Nos. 53, 54 and 55 of Masten Park, map of which is recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 19.

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.

Forsyth County Tax Parcel 6845-28-3088.000; for back reference see Book 3414, Page, 4296

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.

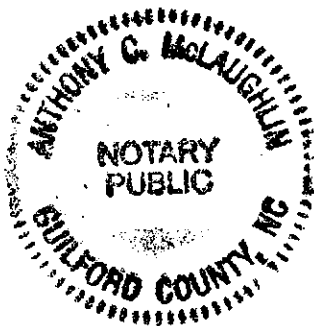
IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals, the day and year first above written.

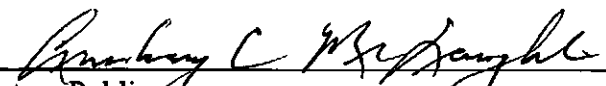

 _____ (Seal)
RICHARD DALE SMITH

STATE OF NORTH CAROLINA - GUILFORD COUNTY

I, the undersigned, a notary public of said county do hereby **RICHARD DALE SMITH (Unmarried)**, Grantor(s), personally appeared before me and acknowledged the due execution of the foregoing deed.

Witness my hand and notarial seal-stamp, this 10 day of April, 2025.
 (SEAL-STAMP)




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