

2025012069 00204

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$417.00

PRESENTED & RECORDED
 04/14/2025 04:47:58 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3857
PG: 4437 - 4438

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$417.00

Parcel Identifier No.: 6825-51-4189.000 (Block 1040, Lot 207)

Mail tax bills to Grantee: 500 Westover Drive, #18617, Sanford, NC 27330

This instrument was prepared by: T. Thomas Kangur, 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: Lot 158 Ardmore, Section Four

THIS DEED made this 21 day of March, 2025 by and between Grantor and Grantee:

<p>GRANTOR</p> <p>Alspaugh Properties, LLC a North Carolina limited liability company</p> <p>Mailing Address: 1246 W. Fourth Street, Winston-Salem, NC 27101</p>	<p>GRANTEE</p> <p>Easton Real Estate, LLC a North Carolina limited liability company</p> <p>Mailing Address: 500 Westover Drive, #18617, Sanford, NC 27330</p>
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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:

BEGINNING at an iron stake, said iron being located in the eastern right-of-way line of Madison Avenue, said stake also being located in the southwestern corner of Lot 159 as shown on the map described below; running thence South 88 degrees 10 minutes East 125 feet along the southern line of said Lot 159 to an iron stake; running thence South 1 degree 50 minutes West 55 feet to an iron stake, said iron stake being located in the northern line of Lot 157 on the map described below; running thence North 88 degrees 10 minutes West 125 feet to an iron stake in the eastern line of Madison Avenue; thence along Madison Avenue North 1 degree 50 minutes East 55 feet to the BEGINNING. Being known and designated as Lot 158 as shown on the Map of ARDMORE, SECTION 4, same being record in Plat Book 2 at Page 96(2) in the Forsyth County Registry, less a 25-foot strip off the eastern side of said lot.

Together with all right, title, and interest in a perpetual easement for ingress and egress as conveyed by instrument recorded in Deed Book 949 at Page 313, Forsyth County Registry,

Property Address: 803 Madison Avenue, Winston-Salem, NC 27103

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book _____, Page _____, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 2, Page 96(2)

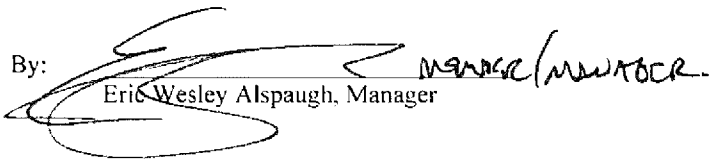
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Alspaugh Properties, LLC
a North Carolina limited liability company

By:

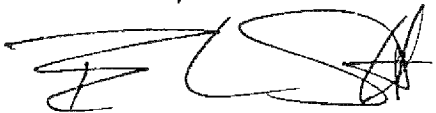

Eric Wesley Alspaugh, Manager

State of North Carolina, County of Caldwell

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Eric Wesley Alspaugh, Manager of Alspaugh Properties, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date:

3/21/2025


Notary Public

Erik Stouff, Notary Public
printed or typed name of notary public

ERIK STOUFF
Notary Public - North Carolina
Lincoln County
My Commission Expires Apr 22, 2026

My Commission Expires:

4/22/2026