

**2025012784 00157**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$238.00  
 PRESENTED & RECORDED  
 04/21/2025 02:20:05 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
 BK: RE 3858  
 PG: 4377 - 4379

Submitted electronically by Law Office of Monica L Bentham PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$238.00

Parcel Identifier No. 6835-89-4907.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee at Property Address

This instrument was prepared by: Law Office of Monica L. Bentham, PLLC

Brief description for the Index: 926 Gray Avenue

THIS DEED made this 21<sup>st</sup> day of April, 20 25, by and between

**GRANTOR**  
 Lowery Properties, LLC, a North Carolina limited liability company  
 1633 New Garden Road, #2051  
 Greensboro, NC 27410

**GRANTEE**  
 CYNTHIA D. JOHNSON (aka Cynthia Darlene Johnson),  
 Unmarried

Property Address: 926 Gray Avenue  
 Winston-Salem 27101

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  
 the City of \_\_\_\_\_ Winston-Salem \_\_\_\_\_ Township, \_\_\_\_\_ FORSYTH \_\_\_\_\_ County,  
 North Carolina and more particularly described as follows:

For legal description see Exhibit A attached hereto and incorporated herein by reference

The property herein conveyed does \_\_\_\_\_ / does not X include the principal residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3822 page 2259.

A map showing the above described property is recorded in Plat Book 78 page 197.

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.

Save and except easements, restrictions and rights of way of record, if any, and 2025 ad valorem taxes.

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

LOWERY PROPERTIES, LLC

(Entity Name)

By: Louis Lowery III  
Title: Manager

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

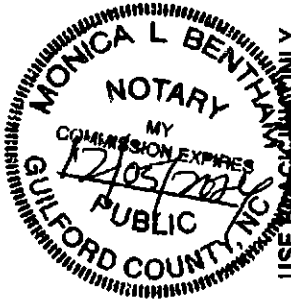
SEAL-STAMP

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Louis Lowery III personally came before me this day and acknowledged that she is the Manager of Lowery Properties, LLC a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 21st day of April, 20 25.

My Commission Expires: 12/05/2024

Notary Public



USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

USE BLACK INK ONLY

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**“EXHIBIT A”**

Said lot lying and being on the West side of Gray Avenue, being the Southwest corner lot at the intersection of Gray Avenue and East Tenth Street, having a frontage on Gray Avenue and beginning at an existing iron pipe South 00° 38' 18" West 39.97 feet to a new iron pipe and being the new property line between Lot 3 and Lot 2 as shown on final plat entitled in part "North Cameron Park Addition, Revised Lots 312, 314, 317" as shown on map recorded in Plat Book 78, Page 197, Forsyth County Registry; thence along the new property line North 89° 20' 26" West 110.02 feet to a new iron pipe along the eastern lot line of Charlie D. Wall and Kristy H. Wall (DB 3029, PG 810); thence North 00° 48' 53" East 40.82 feet to an existing iron pipe along the right of way of East Tenth Street; thence running along said right of way South 89° 03' 08" East 71.29 feet to an existing iron pipe and the point and place of beginning. The same being a portion of Lot 314 as shown by and upon a map of North Cameron Park Addition, said map being of record in the Public Registry of Forsyth County in Plat Book 8, Page 217-218 and being the same Lot 3 as shown on map or plat entitled "North Cameron Park Addition, Revised Lots 312, 314, 317" as shown on map recorded in Plat Book 78, Page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 926 Gray Avenue, Winston Salem, NC 27101

Parcel ID: 6835-89-4934.000