

2025014401 00071

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1600.00

PRESENTED & RECORDED
05/01/2025 11:53:07 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3861
PG: 660 - 662

NORTH CAROLINA

GENERAL WARRANTY DEED

Excise Tax: \$1,600.00

Parcel Identifier No. 6825-78-8259.000

Mail after recording to: Grantee @ PO Box 20604, Winston-Salem, NC 27120

This instrument was prepared by: John R. Combs (without benefit of title examination)

THIS DEED made this 28th day of April, 2025 by and between

GRANTOR

Industry Hill Properties, LLC
a North Carolina limited liability company
807 N. Trade Street
Winston-Salem, NC 27101

GRANTEE

Summit View Properties, LLC
a North Carolina limited liability company
PO Box 20604
Winston-Salem, NC 27120

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

submitted electronically by "Brinkley Walser Stoner, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3472, Page 4251, Forsyth County Registry. Also reference Deed Book 994, Page 056 & Deed Book 3466, Page 680.

A map showing the above-described property is recorded in Plat Book n/a, Page n/a, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereby caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Industry Hill Properties, LLC

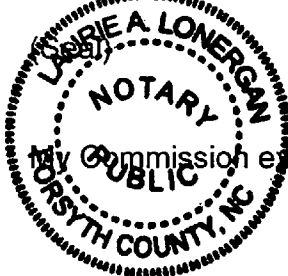
By: _____

Jonathan Gerstmyer, Managing Member

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Jonathan A. Gerstmyer, Managing Member of Industry Hill Properties, LLC.

Witness my hand and official stamp or seal, this the 28th day of April, 2025.



My commission expires: 3.27.2028

Notary Public

Print Notary Name: Laurie A. Loneragan

EXHIBIT "A"

747 Summit Street

Tract I: All that certain lot and parcel of land described as Tract #1 in that certain deed to Grover C. McNair dated January 1, 1969, and recorded in Book 994, at Page 056 in the Forsyth Public Registry.

Tract II: All that certain lot and parcel of land described as Tract #5 in that certain deed to Grover C. McNair dated January 1, 1969, and recorded in Book 994, at Page 056 in the Forsyth Public Registry, LESS that portion of said "Tract #5" conveyed by McNair Construction Company, Inc. to Coy C. Carpenter, Jr., et al, by deed dated March 17, 1972, and recorded in Book 1032, Page 565 in the Forsyth Public Registry.

749 Summit Street

BEGINNING at a stake on the southeast side of West End Blvd. at the intersection of West End Blvd. with Summit Street, running thence Northeastwardly with West End Blvd. 191.2 feet to a stake; thence Southeastwardly 55.9 feet to a stake in a 15-foot alley; thence Southwestwardly 196.5 feet to Summit Street; thence Northwestwardly with Summit Street, as it curves, 157.73 feet to the place of Beginning. For a more particular description see Exhibit "A" sketch showing location of house and lot originally belonging to F. Eugene Vogler and being Lot 10 and the western portion of Lot 9 as shown on the map of Granite Hill Quarry, said map recorded in the Register of Deeds, Forsyth County.

The above described property contains 0.3047 acres, more or less.