

2025014635 00086

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED

05/02/2025 12:57:02 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3861**PG: 2147 - 2148**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$30.00

Parcel Identifier No.: 6836-32-8794.000 (Block 0231, Lot 017)

Mail tax bills to Grantee: 4111 Bethania Station Road, Apt. 30B, Winston Salem, NC 27106

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: 424 E. Sixteenth Street

THIS DEED made this 1st day of May, 2025 by and between,

GRANTOR	GRANTEE
BAD COMPANY PROPERTIES, LLC a South Carolina limited liability company	TAMAUERIS ALLEN (unmarried)
Mailing Address: 301 N. Main Street, Suite 501, Greenville, SC 29601	Mailing Address: 4111 Bethania Station Road, Apt. 30B Winston Salem, NC 27106

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 in the south line of 16th Street, formerly Ledgerwood street, said stake being located at the northwest corner of the property of M. W. Nash, Trustee; running thence with the south line of 16th Street westwardly 50 feet, more or less, to an iron stake, the northeast corner of the property of G. O. Holmes, *et ux*; thence with Holmes' east line, and on a line parallel to the west line of White Street, southwardly 140 feet to an iron stake in the north line of an alley; thence with the north line of the alley eastwardly 50 feet, more or less, to an iron stake, the southwest corner of the property of M. W. Nash, Trustee; thence with the Nash west line, and on a line parallel with the west line of White Street, northwardly 140 feet to the BEGINNING; BEING sometimes designated as Lot No. 17 in Block 231 on the Forsyth County Tax Map; BEING the western portion of property conveyed to J. S. Teague by Deed recorded in Book 123, Page 296 in the office, of the Register of Deeds of Forsyth County, North Carolina

Property Address: 424 E. Sixteenth Street, Winston-Salem, NC 27105

submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3481, Page 1361, Forsyth County Registry.

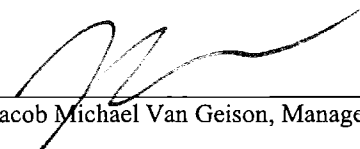
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Bad Company Properties, LLC
a South Carolina limited liability company

By:



Jacob Michael Van Geison, Manager

State of South Carolina, County of Greenville

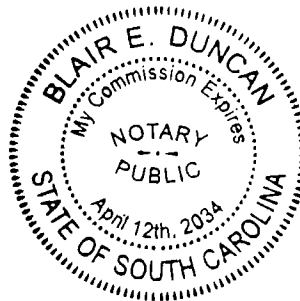
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jacob Michael Van Geison, Manager of Bad Company Properties, LLC**, a South Carolina limited 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: 5/1/2025



Notary Public

Blair Evelyn Duncan
printed or typed name of notary public



My Commission Expires: April 12th, 2036