

**2025015586 00159**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$540.00**

PRESENTED & RECORDED  
 05/09/2025 03:20:11 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3862**  
**PG: 3098 - 3101**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$540.00

Parcel Identifier No. 6836-37-1401.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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 26 and the northern half of Lot 25, Sec B, Bon Air, PB 3, Pg 25

THIS DEED made the 7 day of May, 2025, by and between

GRANTOR	GRANTEE
<b>Willy's Construction, LLC</b> <i>a North Carolina Limited Liability Company</i>	<b>Allen Wayne Lindsay, Jr. (unmarried)</b>
Grantor Address: 25 Addison Court Youngsville, NC 27596	Property Address: 2910 North Patterson Avenue Winston-Salem, NC 27105

*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:

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

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3758, Page 2401, Forsyth County Registry.

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

This deed is executed pursuant to North Carolina General Statute §57D-6-07 and is an act taken in the process of winding up the affairs of the Grantor, a dissolved North Carolina limited liability company.

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 easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

Willy's Construction, LLC, a North Carolina Limited Liability Company

By: Willfredo Hernandez (SEAL)  
Willfredo Hernandez, Member

STATE OF NC  
COUNTY OF Forsyth

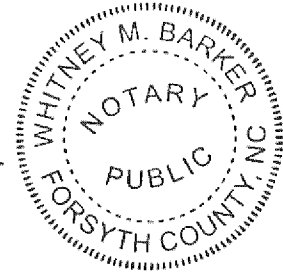
I, Whitney M. Barker, a Notary Public, certify that Willfredo Hernandez, Member of Willy's Construction, LLC personally came before me this day and acknowledged that he/she is Member of Willy's Construction, LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 7 day of May, 2025.

Whitney M. Barker  
Official Signature of Notary

Printed or typed name of Notary Whitney M. Barker

My Commission Expires: Feb. 17, 2030



**Exhibit "A"****Property of Allen Wayne Lindsay, Jr. (unmarried)  
2910 North Patterson Avenue**

BEGINNING at an existing iron pin in the western right of way of Patterson Avenue, and being South 01 degrees 09 minutes 31 seconds East from an existing iron pin also located in the western right of way of Patterson Avenue, said Beginning point being the Northwest corner of Lot 26 as shown on the map of Bon Air, Section B, recorded in Plat Book 3, page 25, Forsyth County Registry; thence along the western right of way of Patterson Avenue South 01 degrees 09 minutes 31 seconds East 74.99 feet to an existing iron pin; thence South 88 degrees 40 minutes 57 seconds West 150.05 feet to an existing iron pin; thence North 00 degrees 59 minutes 46 seconds West 74.51 feet to an existing iron pin marking the Northwest corner of Lot 26 as shown on the Map of Bon Air, Section B, recorded in Plat Book 3, page 25, Forsyth County Registry; thence North 88 degrees 30 minutes 00 seconds East 149.84 feet to the point and place of BEGINNING. This property is all of Lot 26 and the northern half of Lot 25, Section B, as shown on the map of Bon Air, recorded in Plat Book 3, page 25, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3758, Page 2401, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-37-1401.000 on the Forsyth County Tax Maps.