

2025015659 00026FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8.00PRESENTED & RECORDED
05/12/2025 08:48:35 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3862
PG: 3593 - 3595**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$8.00

Parcel Identifier No. 6844-00-0160 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Amy C. Lanning, Blanco Tackabery & Matamoros, P.A.

Brief description for the Index: 0 Cranford Street, PB 4, Page 15

THIS DEED made this 8th day of May, 2025, by and between

GRANTOR

GRANTEE

GAYE NELL BATES WOODALL, unmarried
4801 Gloucester Road
Winston-Salem, NC 27127**MCA LEON'S PROPERTIES, LLC**
4545 S. Main Street
Winston-Salem, NC 27127

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lots 52, 53, 54 and 55 as shown on Map of Cassel Farm, Plat Book 4, Page 15, Forsyth County Registry.

None of the property herein conveyed includes the primary residence of Grantor. Grantor acquired the property by Deed recorded at Book 639, Page 360 and Book 554, Page 420, 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.

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad Valorem property taxes for the year 2025 and subsequent years which are due but not delinquent.
2. Easements and restrictions of record.
3. Zoning Ordinances affecting the property.
4. All covenants, conditions, reservations and restrictions of record.

Separate Signature Page to Follow

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

GRANTOR:

Gaye Nell Bates Woodall (SEAL)
GAYE NELL BATES WOODALL

State of North Carolina - County of Forsyth

I, Amy C. Lanning a Notary of the above state and county, certify that the following person personally appeared before me on the 8th day of May, 2025 each acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein (if any): Gaye Nell Bates Woodall.

Witness my hand and official seal, this the 8th day of May, 2025.

[Signature]
Notary Public

Notary's Printed Name: Amy C. Lanning
My commission expires: 6-6-2028

