

2025016385 00154FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED

05/15/2025 03:18:41 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3863**PG: 3489 - 3490****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$30.00**Parcel Identification No. 6836-96-6286.000Title Insurance Company: Tryon Title Agency, LLC /Mail/Box to: BMS Investment Properties, LLC, 2208 West Cone Boulevard, Greensboro, NC 27408This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firmBrief description for the Index: Lot 163, Alexander Heights, Sec 2, PB 1 PG 36THIS DEED made this 15 day of May, 2025 by and between

GRANTOR

GRANTEE

Thelma B. Russell, a widow**BMS Investment Properties, LLC, a North Carolina Limited Liability Company***Mailing Address:*2543 Ansonia Street
Winston-Salem, NC 27105*Mailing Address:*2208 West Cone Boulevard
Greensboro, NC 27408*Property Address:*2552 Ansonia Street
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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Lot 163, "Alexander Heights", Section 2, part of which is recorded in Plat Book 1, page 36, Forsyth County Registry, and reference to which plat is hereby made for a more particular description. Being informally known as 2552 Ansonia Street, Winston-Salem, North Carolina 27105.The property hereinabove described was acquired by Grantor by instrument recorded in Book 1832, Page 4258.All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 1, Page 36.Submitted electronically by "Paladin Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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

Thelma B. Russell
Thelma B. Russell

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Michael O'Brien Bowlin Jr., Notary Public, do hereby certify that Thelma B. Russell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15 day of May, 2025.

Michael O'Brien Bowlin Jr.
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 2-9-2027

