

2025017736 00168

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED

05/27/2025 01:17:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3865**PG: 2031 - 2032****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$40.00Parcel Identification No. 6836-27-4603.000Title Insurance Company: Master Title Agency, LLC / Fidelity National Title Insurance CompanyMail/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 156, Bon Air, SEC B, PB 8 PG 109THIS DEED made this 27th day of May, 2025 by and between**GRANTOR**

**New Challenge Group Homes Inc., a North Carolina
 Corporation a/k/a New Challenge Group Home Inc., a
 North Carolina Corporation**

Mailing Address:

2300 South Stratford Road
 Winston-Salem, NC 27103

GRANTEE

**BMS Investment Properties LLC, a North Carolina Limited
 Liability Company**

Mailing Address:

2208 West Cone Boulevard
 Greensboro, NC 27408

Property Address:

2924 Gilmer Avenue Northeast
 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:

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.

BEGINNING at an iron stake in the Western right-of-way line of Gilmer Avenue, said stake being North 03 degrees 30 minutes East 300 feet from the Northwest intersection of 29th Street and Gilmer Avenue, said stake being also at the Northeast corner of Lot No. 155 on the plate hereinafter referred to; thence with the North line of said Lot No. 155 North 86 degrees 55 minutes West 160 feet to an iron a corner of Lot No. 173; thence along the East line of Lot No. 173 North 03 degrees 30 minutes East 50 feet to an iron the Southwest corner of Lot no. 157; thence along the Southern line of Lot No. 157 South 86 degrees 55 minutes East 160 feet to an iron in the Western right-of-way line of Gilmer Avenue, said iron being also the Southeast corner of Lot No. 157; thence along the Western right-of-way line of Gilmer Avenue South 03 degrees 30 minutes West 50 feet to an iron the place of Beginning, the same being Lot No. 156 as shown on the map of BON AIR Section "B", recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 25(5) and also Plat Book 8, Page 109.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2540, Page 3504.

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 3, Page 25(5) and Plat Book 8, Page 109.

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.

New Challenge Group Homes Inc., a North Carolina Corporation

By: _____

Ronald Bailey, Jr., President

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Angela Berland, a Notary Public, certify that Ronald Bailey, Jr., President of New Challenge Group Homes Inc. personally came before me this day and acknowledged that he/she is President of New Challenge Group Homes Inc., a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 27 day of May, 2025.

Angela Berland
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: _____

