

2025017912 00105

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$45.00

PRESENTED & RECORDED
 05/28/2025 02:20:53 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3865
PG: 3073 - 3074

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$45.00**

Parcel Identification No. 6846-05-3861.000

Title Insurance Company: Dependable Title Agency, LLC / Fidelity National Title Insurance Company

Mail/Box to: BMS Investment Properties, LLC, 2208 West Cone Boulevard, Greensboro, NC 27408

This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firm

Brief description for the Index: Lot 117 Alexander Heights

THIS DEED made this 18 day of May, 2025 by and between

GRANTOR	GRANTEE
Cenia Odeth Leon and Bernardo Leon Hernandez, wife and husband <i>Mailing Address:</i> 365 Wade Drive China Grove, NC 28023	BMS Investment Properties, LLC, a North Carolina Limited Liability Company <i>Mailing Address:</i> 2208 West Cone Boulevard Greensboro, NC 27408 <i>Property Address:</i> 2512 Machine 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:

BEING KNOWN AND DESIGNATED as Lot No. 117 on the Plat of Bowen Township and Oakey Property, recorded in Plat Book 1, Page 36, Register of Deeds of Forsyth County, N.C. to which reference is hereby made for a more particular description. This plat is also labeled as Alexander Heights.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3412, Page 849.

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.



Cenia Odeth Leon



Bernardo Leon Hernandez

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Angela Berland, Notary Public, do hereby certify that Cenia Odeth Leon and Bernardo Leon Hernandez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 28 day of May, 2025.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

