

2025019294 00081

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1000.00

PRESENTED & RECORDED

06/06/2025 12:29:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3867

PG: 2764 - 2767

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,000.00**Tax Parcel Number:** 6843-56-2787.000

This instrument was prepared by Sydney S. Santos, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Blanco Tackabery & Matamoros, P.A., P.O. Drawer 25008, Winston-Salem, NC 27114-5008

Mail Tax Bill to: 1598 Westbrook Plaza Drive, Suite 200, Winston-Salem, NC 27103

Brief description for the Index: 2 Tracts – Thomasville Road

THIS DEED made this 6th day of January, 2025, by and between

| GRANTOR | GRANTEE |
|--|--|
| JOHN GEORGE SINK, JR. and wife, ANNE ELIZABETH SINK 3734 Thomasville Road Winston-Salem, NC 27107 | SOUTH OAKS DEVELOPMENT, LLC, a North Carolina limited liability company 1598 Westbrook Plaza Drive, Suite 200 Winston-Salem, NC 27103 |

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows (the "Property"):

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.

See Exhibit “A” attached hereto and incorporated herein by reference.

The Property does NOT include the primary residence of Grantor.

The Property was acquired by Grantor in Book 3847, Page 2009, Forsyth County Registry.

All or a portion of the Property is described in Plat Book 10, Page 148, Forsyth County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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 valid and enforceable easements and restrictions of record, if any; and 2025 property taxes and subsequent years, not yet due and payable.

[SEPARATE SIGNATURE PAGES FOLLOW]

**SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA GENERAL WARRANTY DEED**

IN WITNESS WHEREOF, Grantor has duly executed as of the 6 day of JAN, 2025.

John H. Sink (SEAL)
JOHN GEORGE SINK, JR.

Anne Elizabeth Sink (SEAL)
ANNE ELIZABETH SINK

SERVING WITH THE USAF AT
RAF ALCONBURY, UNITED KINGDOM

I, Rgt Ark Wells, the undersigned notary public, do hereby certify that John George Sink, Jr. and wife, Anne Elizabeth Sink, personally came before me this day, each acknowledging that he or she signed the foregoing document.

Witness my hand and notarial seal this the 6th day of January, 2025.



[Signature]
Notary Public
My commission expires: Sep 2024

EXHIBIT "A"
PROPERTY DESCRIPTION

TRACT 1

Being all of that tract or parcel of land containing 41.72 acres, more or less, and known as Lot Number 3 as shown on the plat of the property of the J. A. Sink Estate, which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, Page 148, the boundaries, courses and distances of the lines of the lot, as shown on said plat, being by this reference incorporated herein.

TRACT 2

Being all of that tract or parcel of land containing 57.58 acres, more or less, and known as Lot Number 4 as shown on the plat of the property of the J. A. Sink Estate, which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, Page 148, the boundaries, courses and distances of the lines of the lot, as shown on said plat, being by this reference incorporated herein.

SAVE AND EXCEPT FROM THE ABOVE-DESCRIBED TRACTS THE FOLLOWING:

1. That portion of the above-described tracts conveyed by deed recorded in Book 728, Page 367, Forsyth County Registry.
2. That portion of the above-described tracts conveyed by deed recorded in Book 845, Page 314, Forsyth County Registry.
3. That portion of the above-described tracts conveyed by deed recorded in Book 865, Page 421, Forsyth County Registry.
4. That portion of the above-described tracts conveyed by deed recorded in Book 900, Page 519, Forsyth County Registry.
5. That portion of the above-described tracts conveyed by deed recorded in Book 2972, Page 2174, Forsyth County Registry.
6. That portion of the above-described tracts conveyed by deed recorded in Book 3644, Page 3667, Forsyth County Registry.
7. That portion of the above-described tracts conveyed by deed recorded in Book 3644, Page 3688, Forsyth County Registry.
8. That portion of the above-described tracts conveyed by deed recorded in Book 3644, Page 3693, Forsyth County Registry.