

2025019621 00033

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$130.00

PRESENTED & RECORDED

06/10/2025 10:21:27 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3868**PG: 283 - 285**

Tax Parcel Identifier Number: 6844-14-4389.000

Revenue Stamps: \$130.00

This instrument was prepared by: **Truman Barker, Esq, of Barker Law, P.C., a licensed North Carolina attorney – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey.**

Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **June 9**, 2025 by and between

GRANTOR

**GRAYMICH HOLDINGS, LLC, a North
Carolina limited liability company**

Mailing Address:
2540 Caudle Street
Germanton, NC 27019

GRANTEE

**PURSE YAM TRUST dated
May 23, 2025**

Mailing Address:
1620 Dale Earnhardt Blvd.
Kannapolis, NC 28083

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 **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Said parcel having the address of: 2619 Peachtree Street, Winston Salem, NC 27107

Submitted electronically by "Barker Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 3346 Page 36, in the 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.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

Graymich Holdings, LLC

 (SEAL)
Jackson Hampton Tucker, Member/Manager

County of Guilford, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jackson Hampton Tucker, Member/Manager of Graymich Holdings, LLC, a North Carolina limited liability company

Date: June 9, 2025


Notary Public

My Commission Expires: Mar 4, 2028

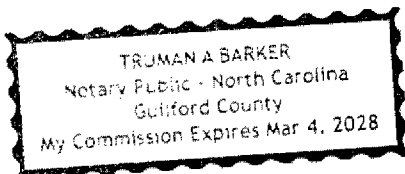


EXHIBIT A

Being known and designated as Lot No. 78 as shown on map of Carlton Bluff recorded in Plat Book 8, Page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described in Book 3346, Page 36, Forsyth County Registry.

Property Address: 2619 Peachtree Street, Winston Salem, NC 27107

Parcel ID: 6844-14-4389.000