


2025024743 00008

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$220.00

 PRESENTED & RECORDED:
 07-18-2025 08:20:49 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3874
PG: 3735-3736

TAX ID NUMBER: 6844-16-1865.000

Mail Deed and future tax bills to: MAG Properties of the Carolinas, LLC

641 Akron Drive, Winston-Salem, NC 27105

 Excise Tax \$220.00 *Original to: David A Wallace*

NORTH CAROLINA)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

This instrument was prepared by David A. Wallace, a licensed North Carolina Attorney.
 Delinquent Taxes, if any, to be paid closing by the closing attorney to the county tax collector upon
 disbursement of closing proceeds.

This conveyance does ~~not~~ include the primary residence of the Grantor

THIS DEED made this 16 day of July, 2025 by **Juliet Harris** (not married) by her Agent, **Gina Harris**, pursuant to that authority granted by that Durable Power of Attorney recorded in Deed Book 3740 at Page 174, Forsyth County, North Carolina Register of Deeds (hereinafter referred to as "Grantor") to **MAG Properties of the Carolinas, LLC** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 together with improvements thereon described as follows:

BEGINNING at an iron stake in the south line of Lot 13 on the plat entitled "MAP SHOWING PROPERTY OF A. L. HOOVER ESTATE" recorded in Plat Book 13 at Page 113, in the office of the Register Of Feeds of Forsyth County, North Carolina, said iron stake bring 10 feet N 88 deg 28 min. West of an iron stake at the original southeast corner of said lot and both iron stakes being in the west line of Peachtree Street; running thence with the south line of said lot N 88 deg. 28 min. West 125 feet to an iron stake at the southwest corner of the said lot in the east line of lot 12; thence with the east line of lot 12 South 01 deg. 19 min. West 19.16 feet to an

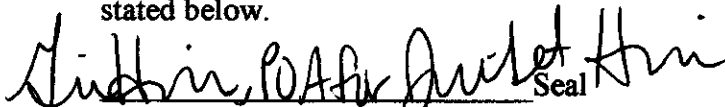
iron stake to and iron stake and North 88 deg. 19 min. West 15 feet to an iron stake; thence continuing with the east line of lot 12 and following in with the east line of lot 15 South 01 deg. 41 min. West 63.25 feet to an iron stake in the center of the west line of lot 9; thence on a new line with the center of lot 9 South 88 deg. 19 min. East 140 feet to an iron stake in the west line of Peachtree Street; thence with the west line of said Street North 01 deg. 41 min. East 82.75 feet to the BEGINNING; being all of lot 10 and the northern half of Lot 9 in the hereinabove named Plat.

1900 Peachtree Street, WSNC 27107

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.

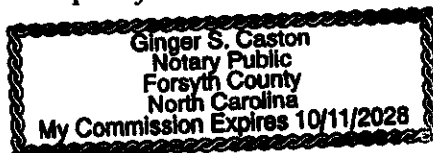
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

 Seal
Gina Harris, Agent for Juliet Harris

STATE OF NORTH CAROLINA
County of

I, Ginger S. Caston, a Notary Public of Forsyth County, State of North Carolina certify that Gina Harris appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 16 day of July, 2025.



, Notary Public

My Commission Expires: 10/11/2028

Stamp or Seal