

2025026389 00180

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

PRESENTED & RECORDED
 07/30/2025 04:09:47 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3876
PG: 4441 - 4443

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

Parcel Identifier No.: 6836-97-8076.000

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Lot 29, Cityview, PB 1, PG 108

THIS DEED made this 28th day of July, 2025, by and between**GRANTOR**

Nidia A. Rodriguez Trevino and Dale R. Medley,
 a married couple

905 Shelby Drive, Unit D
 Greensboro, NC 2741009

GRANTEE

BMS Investment Properties, LLC,
 a North Carolina limited liability company

2208 West Cone Boulevard
 Greensboro NC 27408

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 Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3810, Page 1187, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 1, Page 108; and referenced within this instrument.

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 except for the exceptions hereinafter stated.

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

Subject to Easements, Restrictions, Covenants, Rights-of-Way of Record, if any, and Ad-Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Nidia A. Rodriguez Trevino
Nidia A. Rodriguez Trevino

Dale R. Medley
Dale R. Medley

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Ashley S. Collier, Notary Public, do hereby certify that Nidia A. Rodriguez Trevino and Dale R. Medley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 28th day of July, 2025.

Ashley S. Collier
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10-1-2026

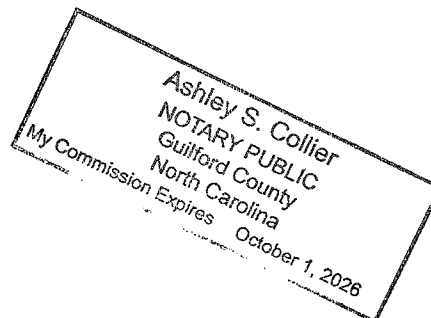


Exhibit "A"

Tax Parcel Number: 6836-97-8076.000

Property Address: 2803 Ansonia Street, Winston Salem NC 27105

Lot 29, "Cityview," plat of which is recorded in Plat Book 1, Page 108, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

NART Rpm