

2025028625 00100

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
 08/15/2025 11:46:37 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3879
PG: 4000 - 4002

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. 6845-15-3750.000

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Paladin Law, 301 North Highway 16, #175, Denver, NC 28037 **DOCUMENT PREPARATION ONLY – NO BENEFIT OF TITLE SEARCH**

Brief description for the Index: METES AND BOUNDS

THIS DEED made this 5th day of August, 2025, by and between

GRANTOR	GRANTEE
BMS Investment Properties, LLC, a North Carolina Limited Liability Company <i>Forwarding Address:</i> 2208 West Cone Blvd. Greensboro, NC 27408	Keyondra Boston <i>Property/Mailing Address:</i> 2154 East 1 st Street Winston Salem, NC 27101

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3844 Page 786.

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 Map Book __, Page __.

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 the foregoing as of the day and year first above written.

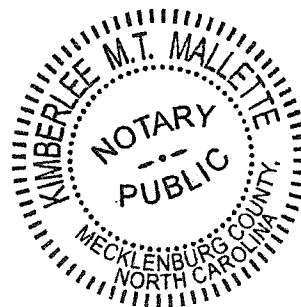
BMS Investment Properties, LLC, a North Carolina Limited Liability Company
By: Mason Schermerhorn Family Trust dated January 12, 2021, its sole Member

By: [Signature]
Robert M. Schermerhorn, Trustee

State of North Carolina
County of Mecklenburg

(Official/Notarial Seal)

I, the undersigned Notary Public of the County and State aforesaid, certify that **Robert M. Schermerhorn, as Trustee of the Mason Schermerhorn Family Trust dated January 12, 2021, the sole member of BMS Investment Properties, LLC, a North Carolina Limited Liability Company**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated above. Witness my hand and Notarial stamp or seal this 8th day of August, 2025.



Kimberlee M.T. Mallette
Kimberlee m.t. mallette Notary Public
Notary's Printed or Typed Name

My Commission Expires:

1/30/28

EXHIBIT A

BEGINNING at an existing iron rod located along the 40' Right of Way known as East First Street located in Winston-Salem, Forsyth County, the same point being the northeast corner of the property now or formerly owned by Vestal Properties, LLC as reflected in Deed Book 3771, Page 903 recorded in the Register of Deeds of Forsyth County; thence continuing along the 40' right of way, East First Street, South 74° 38' 05" East 108.05 feet to an existing iron rod, the same being the shared corner of the property now or formerly owned by Maria I. Juarez, as shown in Deed Book 3288, Page 1573; thence continuing along the shared property line of Maria I. Juarez, South 07° 37' 32" West 409.52 feet to an existing iron rod; thence North 62° 37' 07" West 92.52 to an existing 1/2" iron pipe lying along the 100' public right of way known as Lowery Court; thence following Lowery Court North 02° 18' 16" East 48.19 feet to an existing iron rod; thence on a curve to the left having a radius of 1004.93 feet, the long chord which bears North 05° 21' 12" West, 191.20 feet to an existing iron rod; thence North 17° 26' 23" East 160.86 feet to the POINT AND PLACE OF BEGINNING, containing approximately 44,486 Square Feet, or 1.021 acres, more or less, as reflected on a Survey dated October 11, 2024 by Eric Paul Morgan, PLS #3058, of Morgan Surveying, Inc.

This being a portion of the property owned by Clifton E. Graves, Sr. as reflected in Deed Book 874, Page 415 of the Forsyth County Register of Deeds.

Property Address: 2154 East 1st Street, Winston Salem, NC 27101

Parcel ID: 6845-15-3750.000