

2025041664 00066

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$500.00

PRESENTED & RECORDED

11/21/2025 11:09:25 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3896

PG: 3940 - 3942

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$500.00Parcel Identifier No. 6837-40-3839.000

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

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Paladin Law, 301 North Highway 16, #175, Denver, NC 28037 **DOCUMENT PREPARATIONONLY – NO BENEFIT OF TITLE SEARCH**Brief description for the Index: METES & BOUNDSTHIS DEED made this 12th day of November, 2025, by and between

GRANTOR

GRANTEE

**BMS Investment Properties, LLC,
a North Carolina Limited Liability Company****Anthony Seemion and spouse,
Mawushie Y. Seemion***Forwarding Address:*
2208 West Cone Blvd.
Greensboro, NC 27408*Property/Mailing Address:*
3616 Hemlock Drive
Winston Salem, NC 27105

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 3856 Page 2156.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 2, Page 83.

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.

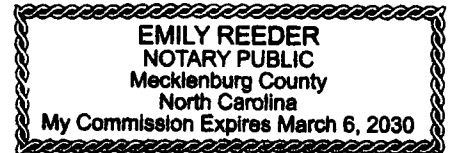
BMS Investment Properties, LLC, a North Carolina Limited Liability Company
By: Mason Schermerhorn Family Trust dated January 12, 2021, its sole Member

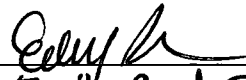
By: 
Robert M. Schermerhorn, Trustee

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 12th day of November, 2025.




Emily Reeder Notary Public
Notary's Printed or Typed Name

My Commission Expires:
March 6, 2030

EXHIBIT A

BEGINNING at a point 60 feet North of the Southwest corner of Lot No. 57 and running thence Northwardly 60 feet; thence eastwardly 208.9 feet to Carolina Boulevard; thence Southwardly with Carolina Boulevard 60 feet to an iron stake; thence Westwardly 208.9 feet to the place of **BEGINNING**.

Being know and designated on the Plot of "Branton" as one-third of Lot 57 adjoining the Southward line of Lot No. 58, and also containing 30 feet of Lot No. 58 in said Plat of "Branton". The said Plat being recorded in Register of Deeds Office, Forsyth County, in Book 2, Page 83, and for more particular description reference is hereby had to said Plot.

Property Address: 3616 Hemlock Drive, Winston Salem, NC 27105

Parcel ID: 6837-40-3839.000