

2023020164 00094

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$380.00

PRESENTED & RECORDED
 06/15/2023 12:48:18 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3759
PG: 190 - 191

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$380.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No.6835-76-2484.00

Mail after recording to: Grantee: 125 Wheeler Street, Winston-Salem, NC 27101

This instrument was prepared by: Adelia Schiffman Law Group, PLLC

THIS DEED made this 13th day of June, **2023** by and between

GRANTOR

Myron B. Stoner, unmarried
 88 Westpointe Lane, Ephrata, PA 17522

GRANTEE

Mikal Montgomery and wife, Erin Montgomery
 125 Wheeler 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 or parcel of land and more particularly described as follows:

Lying and being in the City of Winston-Salem, North Carolina and situated on the East side of Wheeler Street, said stake being 254.95 feet North of the Northeast corner of the intersection of Wheeler Street and Belews Creek Road (East First Street) and running thence Northwardly 50 feet to a stake, the southwest corner of Lot No. 22; thence Eastwardly 150 feet to a stake, the Southwest corner of Lot No. 22; thence southwardly 50 feet to a stake, the Northeast corner of Lot No. 20; thence Westwardly 150 feet to a stake in Wheeler Street) the place of beginning, being known as Lot No. 21 on the Map of Wheeler Addition as recorded in Plat Book 1, Page 12, in Office of Register of Deeds of Forsyth County, North Carolina

Submitted electronically by "Adelia Schiffman Law Group, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3709, Page 1104, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 12, referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Myron B. Stoner (SEAL)
Myron B. Stoner

NORTH CAROLINA Guilford COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Myron B. Stoner**

Witness my hand and official stamp or seal, this the 14 day of **June**, 2023.

My Commission Expires: Nov 29 2027

Adelia T. Schiffman
Notary Public

Print Notary Name: Adelia T. Schiffman

