

2023023816 00129

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$447.00

PRESENTED & RECORDED
 07/14/2023 02:49:52 PM

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

BK: RE 3763

PG: 1963 - 1965

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$447.00

Parcel Identifier No.: 6847-27-4669.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 3D, Grubbs-Butner

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

GRANTOR

Matthew G. Flowers and Kaitlin Breanne Flowers, a married couple

Mailing Address: 332 East Wilson Street
 Mount Airy, NC 27030

GRANTEE

Stephanie Rose Woods, an unmarried person, and David G. L'etoille, an unmarried person, as joint tenants with right of survivorship

Property Address: 4814 Old Walkertown Road, Winston-Salem, NC 27105

Mailing Address: 4814 Old Walkertown Road
 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 or parcel of land situated in __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3695, Page 3095, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 5, Page 134, and referenced within this

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

instrument.

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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.



Matthew G. Flowers



Kaitlin Breanne Flowers

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Matthew G. Flowers and Kaitlin Breanne Flowers personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 13th day of July, 2023.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

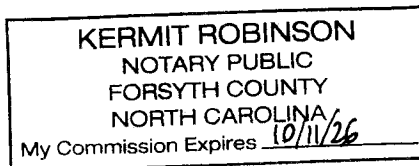


Exhibit "A"

Beginning at an iron stake, the southeast corner of Lot No. 2, being on the North side of Walkertown Road on the map hereinafter referred to; running thence east along the Walkertown Road 50 feet to a stake; thence North 23 degrees 00' west 200 feet to a stake, the southeast corner of Lot No. 4; thence west along a part of the south line of Lot No. 4, 50 feet to a stake, the northeast corner of Lot No. 2; thence southwardly along the east line of Lot No. 2, 200 feet to a stake, the North side of Walkertown Road and place of beginning. Being Lot No. 3 as shown on the plat of re-subdivision of Grubbs-Butner property, plat made by J.A. Walker, C.E. in 1926, recorded in Plat Book 5, at Page 134, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Parcel ID # 6847-27-4669.000

Property Address: 4814 Old Walkertown Road, Winston-Salem, NC 27105