

**2023033499 00066**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$280.00**PRESENTED & RECORDED  
09/29/2023 12:10:33 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3775**  
**PG: 1292 - 1294****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$280.00

Tax Parcel Identification Number: 6827-48-3094.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert &amp; Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 4805 Indiana Avenue, Winston Salem, NC 27106

Property Address: 4805 Indiana Avenue, Winston Salem, NC 27106

Brief description for the Index: Lot 1 &amp; 2, Mrs. Ida Styers

THIS DEED made this 28<sup>th</sup> day of September, 2023 by and between**GRANTOR**

Kyle W. Lang, single

2426 Wycliffe Avenue, SW  
Roanoke, VA 24014**GRANTEE**

Alyssa F. Schwartz, single

4805 Indiana Avenue  
Winston Salem, NC 27106

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

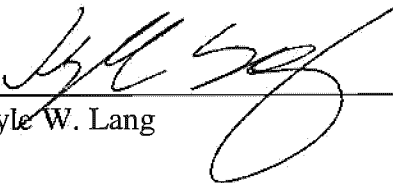
For back title reference see Deed Book 3542 at Page 4241, Forsyth County Registry.

THIS IS   X   OR IS NOT        THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


 (SEAL)  
\_\_\_\_\_  
Kyle W. Lang

STATE OF VIRGINIA

COUNTY OF Roanoke

I, Janet L. Dawson, a Notary Public of the County of Roanoke and State of Virginia, certify that Kyle W. Lang, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 29<sup>th</sup> day of September, 2023.

  
\_\_\_\_\_  
Notary Public  
Printed Name: Janet L. Dawson  
My Commission Expires: 2/28/25



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

Being known and designated as Lot Numbers 1 & 2, as shown on map of the property of Mrs. Ida Styers, as recorded in Plat Book 6, Page 218, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.