Book 3780 Page 4281

## 2023038280 00073

FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$390.00

PRESENTED & RECORDED 11/09/2023 11:45:44 AM LYNNE JOHNSON REGISTER OF DEEDS BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3780 PG: 4281 - 4283

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$390.00 Pare

· Parcel Identifier No.: 6836-26-7953.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index:

THIS DEED made this \_\_\_\_\_ day of November, 2023, by and between

GRANTOR

Keystone Rentals, LLC, a North Carolina Limited Liability

Company-

Mailing Address: 1589 Skeet Club Road

ste 102-336

High Point, NC 27265

GRANTEE

Jillian Chubbuck, a single person

Property Address: 2818 Bon Air Avenue, Winston-Salem,

NC 27105

Mailing Address: 2818 Bon Air Avenue Northeast

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 Winston-Salem, 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? No

The property herein described was acquired by Grantor by instrument recorded in Book 3749, Page 439, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 25, and referenced within this instrument.

NC Bar Association Form No. 3 1976, Revised 1/1/2010 Printed by Agreement with the NC Bar Association

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.

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.

fary Public, North Carolina Guilford County

Commission Expires
July 21, 2025

My Commission Expires

#### Exhibit "A"

#### TRACT 1:

BEING known and designated as Lot 91, Section B, as shown on Plat of Bon Air property made by J. E. Ellerbe, C. E., said plat being recorded in Plat Book 3, Page 25 in the Office of the Register of Deeds of Forsyth County, N.C., reference to which is hereby made.

### TRACT 2:

BEGINNING at an iron stake in the West line of Bon Air Avenue. said stake being 248 feet North of the Northwest intersection on 28th Street and Bon Air Avenue; thence west parallel to the north line of Lot 90, 150 feet to an iron stake; thence North 2 feet to an iron stake; thence East along the North Line of Lot 90, 150 feet to an iron stake in the West line of Bon Air; thence South 2 feet to an iron stake, place of beginning, being a strip of land 2 feet by 150 feet, off the northern side of Lot 90, Section "B" as shown on map of "Bon Air" a3 made by L.E. Ellerbe, C.E. and recorded in the Office of Register of Deeds, Forsyth County, N.C. in Plat Book 3, Page 25,

Parcel ID # 6836-26-7953.000

Property Address: 2818 Bon Air Avenue, Winston-Salem, NC 27105