

ENVELOPE



**2024005149 00134**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 02-20-2024 03:31:06 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY

**BK: RE 3793**  
**PG: 2835-2838**

Prepared By:  
 Rodney G. Fulcher  
 416 Live Oak Street  
 Beaufort, NC 28516

**No title examination performed or requested by grantee**

<b>NORTH CAROLINA</b>	)	<b>WARRANTY DEED</b>
<b>FORSYTH COUNTY</b>	)	<b>TAX ID: 6822-54-4255.000</b>
	)	<b>Stamps: \$0</b>

THIS WARRANTY DEED, made this 18 day of December 2023, by  
 and between Sande L. Ervin of Post Office Box 322, Harkers Island, North Carolina  
 28531, party of the first part, and Sharon E. Norman and Stephen W. Norman of 1300  
 Matthews Plantation Drive, Mathews, North Carolina 28105, parties of the second part,

**WITNESSETH:**

That the party of the first part, in consideration of the sum of Ten (\$10.00) Dollars  
 and other valuable considerations to him in hand paid by the parties of the second part,  
 the receipt of which is hereby acknowledged, has bargained and sold and, by these  
 presents, does grant, bargain, sell and convey unto the said parties of the second part,  
 their heirs and assigns, that tract or parcel of land lying and being in Winston-Salem  
 Township, Forsyth County, North Carolina, and being particularly described as follows:

See Exhibit A attached and incorporated herein

Subject to conditions, restrictions, and easements of record, if any, and any ad valorem taxes which have been prorated.


See also Deed Book 2994, Page 3902-3904, Forsyth County Registry.

The above conveyance does not include the primary residence of the party of the first part.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging unto the parties of the second part, their heirs and assigns, to their only use and behoof forever.

AND THE PARTY of the first part, for himself, his heirs and assigns, covenants with the parties of the second part, their heirs and assigns, that he is seized of said premises in fee and has the right to convey the same, that the same are free and clear from all encumbrances, and that he will forever warrant and defend the title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

 (SEAL)  
Sande L. Ervin

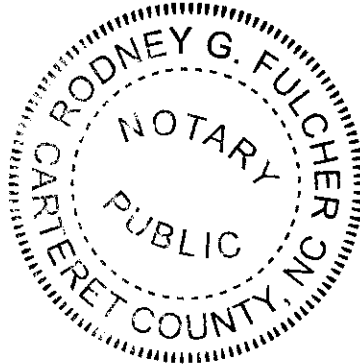
STATE OF NORTH CAROLINA  
CARTERET COUNTY

I, Rodney Fulcher, Notary Public, do certify that Sande L. Ervin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 18 day of December 2023.

Rodney G. Fulcher  
Notary Public

My commission expires: 10/16/26



**EXHIBIT A**

Being in Forsyth County, on the east side of Old Salisbury Road, South of South Fork Creek, and being a portion of tract No. 1 of the C. A. Mendenhall Estate in File No. 2691, in Clerk Office Being Lot No. 14. of the Baxter Cook Development, Plat Book 19. Page 108. Surveyed and mapped by Carl Beauchamp Registered Surveyor,:

See Deeds Books. 649 Page 60. Book 737 Page 142, Deed Book 860 Page 341. for Building Restrictions.

Recorded in the Register of Deeds Office of Forsyth County, North Carolina.