



2024007078 00070

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$12.00

PRESENTED & RECORDED:
03-07-2024 12:23:16 PM

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

BK: RE 3796
PG: 231-232

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$12.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2024.
BY: _____

Mail/Box to: Grantee @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lot No. 25, Block C, Caudle Crest, Section 2

THIS DEED made this the 5th day of March, 2024, by and between:

<i>GRANTORS</i>	<i>GRANTEE</i>
STEPHEN LEE JAMES, unmarried 125 Kirkleigh Court King, NC 27021	MICHAEL A. FULP 4390 US Highway 311 Pine Hall, NC 27042

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, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Lying and being in Forsyth County, North Carolina, and being known and designated as Lot No. 25, Block C, Caudle Crest, Section 2, plat of same being of record in Plat Book 16, page 217, Forsyth County Registry, reference to said plat being made for a more complete description.

Subject to restrictions of record. See Deed Book 746, page 42.

Property address: 0 Barlow Circle, Winston-Salem, NC 27105

Parcel #6828-53-7772.000

The property herein above-described was acquired by Grantors in Deed Book _____, Page _____.

A map showing the above-described property is recorded in Plat Book 16, Page 217.

This was NOT the Grantor's primary residence.

The 2023 taxes have NOT been paid.

Original to: Dwight Nelson

This instrument was prepared by H. Dwight Nelson, 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.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenants with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any Easements, Right-of-Ways and Restrictions of Record.

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

Stephen Lee James (SEAL)
STEPHEN LEE JAMES

_____ (SEAL)

<p style="text-align: center;">Seal-Stamp</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires <u>4-15-2028</u></p> </div>	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Karen S. Branscome</u> the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that <u>STEPHEN LEE JAMES</u> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>7th</u> day of <u>March</u>, 2024.</p> <p><u>Karen S. Branscome</u> Notary Public</p> <p>My Commission Expires: <u>4-15-2028</u></p>
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