

**2024011090 00061**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$560.00**

PRESENTED & RECORDED  
 04/10/2024 12:09:45 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3801**  
**PG: 66 - 69**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560.00

Tax Parcel Identification Number: 6843-16-8816.000

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 & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 9360 Paragon Way, Owings Mill, MD 21117

Property Address: 1230 Morning Star Lane, Winston Salem, NC 27107

Brief description for the Index: .58 acres on Morning Star Lane

THIS DEED made this 10<sup>th</sup> day of April, 2024 by and between

### GRANTOR

Peter D. Poehailos and spouse,  
 Mary Poehailos  
 and  
 Kelly P. Fusselbaugh fka  
 Kelly M. Poehailos and spouse,  
 Matthew Fusselbaugh

### GRANTEE

Stacy Kelly Hunter, married  
  
 9360 Paragon Way  
 Owings Mills, MD 21117

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.

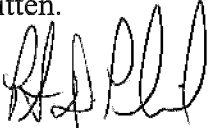

For back title reference see Deed Book 3590 at Page 3693, Forsyth County Registry.

THIS IS \_\_\_\_\_ 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 2024 property taxes.

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

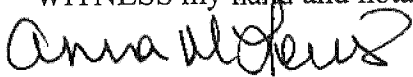
 (SEAL)  (SEAL)  
Peter D. Poehailos Mary Poehailos

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Anna M Levens, a Notary Public of the County of Davidson and State of North Carolina, certify that Peter D. Poehailos and spouse, Mary Poehailos, 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 10th day of April, 2024.



Notary Public  
Printed Name: Anna M Levens  
My Commission Expires: 10-19-28

Anna M Levens Notary Public-North Carolina Davidson County My Commission Expires <u>10-19-28</u>
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FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

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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 2024 property taxes.

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

Kelly P. Fusselbaugh  
Kelly P. Fusselbaugh

(SEAL)

Matthew Fusselbaugh  
Matthew Fusselbaugh

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Anna M. Levens, a Notary Public of the County of Davidson and State of North Carolina, certify that Kelly P. Fusselbaugh and spouse, Matthew Fusselbaugh, 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 10th day of April, 2024.

Anna M. Levens

Notary Public

Printed Name: Anna M. Levens

My Commission Expires: 10-19-28

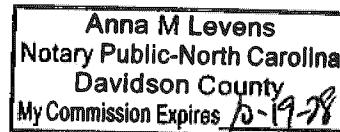


EXHIBIT "A"  
PROPERTY DESCRIPTION

BEGINNING at a point, said point being located in the south right-of-way line of Morning Star Lane; said beginning point also being the southwest corner of Morning Star Lane with an unnamed proposed street; thence proceeding from said beginning point South 06° 30' East 175 feet to an iron located in T.A. Kimball's property (Deed Book 915, Page 610, Forsyth County Registry); thence proceeding along Kimball's line South 77° 55' 30" West 146 feet to an iron; thence proceeding along Kimball's line North 02° 00' West 200 feet to a point located in the south right-of-way line of Morning Star Lane; thence proceeding with the south right-of-way line of Morning Star Lane North 88° 00' East 130 feet to an iron.