

2024011480 00110FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$700.00PRESENTED & RECORDED
04/12/2024 01:40:27 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY**BK: RE 3801**
PG: 2292 - 2295**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$700.00

Parcel Identifier No.: 6848315414000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, (No Title Search Performed or Requested)

Brief Description from the Index: Tax Block 3016, Lot 067A

THIS DEED made this 9 day of April, 2024, by and between

GRANTOR	GRANTEE
Steven Paul Matte, unmarried (Divorced)	Deborah Anne Dupre, unmarried
Mailing Address: 109 Cumberland Court Advance, NC 27006	and
Samantha Jo Matte, unmarried (Divorced)	Jason Anthony Dupre and spouse, Christine Marie Dupre
Mailing Address: 150 Woodbine Street, Apt. 46B Kernersville, NC 27284	Property Address: 4825 Northwest Drive, Winston-Salem, NC 27105
	Mailing Address: <u>4825 Northwest Drive</u> <u>Winston-Salem, NC 27105</u>

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? Yes

The property herein described was acquired by Grantor by instrument recorded in Book 3467, Page 1402, Forsyth County Registry.

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.

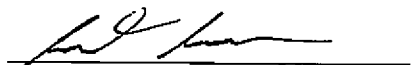
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Steven Paul Matte

STATE OF NORTH CAROLINA

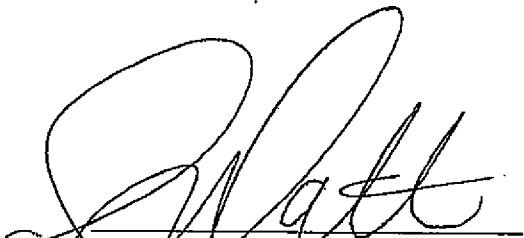
COUNTY OF Davidson

I, Kermit Robinson, Notary Public, do hereby certify that Steven Paul Matte personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 5 day of April, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26


KERMIT ROBINSON
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires 10/11/26


Samantha Jo Matte

STATE OF NORTH CAROLINA

COUNTY OF Davidson

I, Kermit Robison, Notary Public, do hereby certify that Samantha Jo Matte personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 9 day of April, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

KERMIT ROBINSON
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires 10/11/26

Exhibit "A"

BEGINNING at a new iron pin being the Southwest corner of property conveyed to Gary W. Pegram by Deed recorded in Deed Book 1234, page 341, Forsyth County Registry; thence North 03° 10' 59" East 186.0 feet to a new iron pin; thence along a common line with Gary W. Pegram (now or formerly) South 88° 00' 00" East 315.76 feet to a new iron pin; thence South 01° 00' 007" West 185.99 feet to a point; thence North 88° 00' 00" West 322.84 feet to the point and place of BEGINNING, containing 1.363 acres, more or less, according to a survey by Joseph Edward Franklin, dated March 12, 1993, and revised March 31, 1994, and being further identified as Tax Block 3016, Lot 067A.

Parcel ID # 6848315414000

Property Address: 4825 Northwest Drive, Winston-Salem, NC 27105