

**2024013988 00076**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$120.00**

PRESENTED & RECORDED  
05/02/2024 01:07:12 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3804**  
**PG: 3172 - 3174**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 120.00

Parcel Identifier No.: 1314 N. Jackson Avenue, Winston-Salem, NC 27101

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 3050 Centre Park Court, Winston-Salem, NC 27107-8416

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 22, Eastern Heights

THIS DEED made this 2<sup>nd</sup> day of May, 2024 by and between,

GRANTOR	GRANTEE
<p><b>CASSANDRA MASSENBURG, unmarried STACEY SKRADSKI and husband, MARK SKRADSKI</b></p>	<p><b>Salem View Property Management, LLC a North Carolina limited liability company</b></p>
<p>Mailing Address: 2554 Lewisville Clemmons Road, Suite 310, Clemmons, NC 27012</p>	<p>Mailing Address: 3050 Centre Park Court, Winston-Salem, NC 27107</p>

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 Forsyth County, North Carolina and more particularly described as follows:

**Being** Lot No. 22, as shown on the plat of EASTERN HEIGHTS, as recorded in Plat Book 73, Page 546, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1314 N. Jackson Avenue, Winston-Salem, NC 27101

**The property does not include the primary residence of the Grantor.**

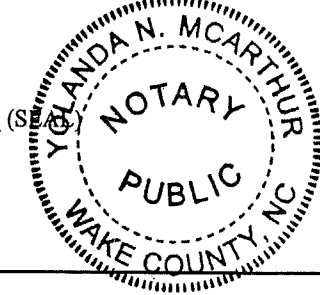
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3013, Page 4104, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 73, Page 546.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Cassandra Massenburg  
Cassandra Massenburg



State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Cassandra Massenburg**

Date: 5/2/2024

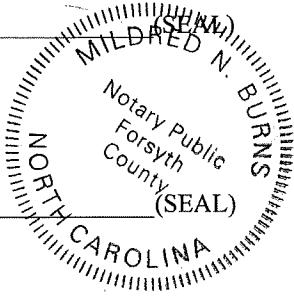
Yolanda N. McArthur  
Notary Public

Yolanda N. McArthur  
printed or typed name of notary public

My Commission Expires: 7-4-2028

[Signature]  
Stacey Skradski

[Signature]  
Mark Skradski



State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Stacey Skradski and, Mark Skradski.**

Date: 5-2-2024

[Signature]  
Notary Public

Mildred N. Burns  
printed or typed name of notary public

My Commission Expires: 10-4-2027