

2024014037 00125

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1520.00

PRESENTED & RECORDED
 05/02/2024 03:01:49 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3804
PG: 3521 - 3523

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,520.00

Parcel Identifier No. 6816-81-6009.000 Verified by Forsyth County on the _____ day of _____, 2024

By: _____

Mail/Box to: _____

This instrument was prepared by: Lynne R. Holton, Esq., 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. NO TITLE SEARCH OR CLOSING SERVICES REQUESTED OR PERFORMED.

Brief description for the Index: Tract Buena Vista Road

THIS DEED made this 26th day of April, 2024, by and between

GRANTOR	GRANTEE
Jennifer D. Schettler and spouse, Amy K. Butler 608 Candlewood Drive Greensboro, NC 27403	Christopher T. Bishop and Molly J. Heiser 2937 Buena Vista Road Winston-Salem, NC 27106

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property is is not the primary residence of one or more of the Grantors.

For back title, see Book 3687, Page 4344, 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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Jennifer D. Schettler (SEAL)
Jennifer D. Schettler

Amy K. Butler (SEAL)
Amy K. Butler

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 therein and in the capacity indicated: Jennifer D. Schettler and Amy K. Butler.

Date: 4/26/2024

Salem Kirkman
Notary Public

Salem Kirkman
Print Name

My commission expires: 8/15/2028

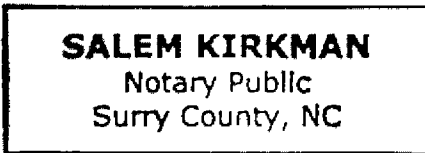


Exhibit A

BEGINNING at a point marked by an iron stake located northwardly 25 feet from the line of Buena Vista Road, said point being Southwardly and Eastwardly along the East line of Buena Vista Road 1534.88 feet, more or less, from the center line of Robin Hood Road and 710.25 feet, more or less, from the South line of Kensington Road; running thence North 00 degrees 58 minutes 50 seconds West 224.29 feet to a point; thence North 87 degrees 49 minutes 05 seconds East 110 feet to a point in an East line of the property obtained by Merry Acres Development Company from the Reynolds Heirs by deeds recorded in Deed Book 889, Page 542 and 544; thence with said line, South 05 degrees 58 minutes 20 seconds East 230 feet to an iron stake which lies North 25 feet from the center line of Buena Vista Road; thence on a line parallel to and 25 feet from the center line of Buena Vista Road, South 89 degrees 58 minutes 20 seconds West 130 feet to the point and place of **BEGINNING**.