

**2024014693 00120**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$18.00**PRESENTED & RECORDED  
05/08/2024 03:41:56 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3805****PG: 2499 - 2501****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$18.00

PARCEL IDENTIFIER NO. 6848-42-5253

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSINGRETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
BRIEF DESCRIPTION FOR THE INDEX: Lot No. 2 as shown on the Map of Daisy Station SubdivisionTHIS DEED made this 8 day of May, 2024, by and betweenTitle Company: *Venture Title, LLC*

GRANTOR	GRANTEE
<b>Mike Foltz, an unmarried person</b>  Mailing Address PO Box 481 Wallburg, NC 27373	<b>Jordan William Douglas, an unmarried person</b>  Property Address: 4969 Daisy Station Ln. Winston Salem, NC 27105  Mailing Address 4969 Daisy Station Ln. Winston Salem, NC 27105

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT "A"**All or a portion of the property herein conveyed (\_\_\_\_) includes or (X) does not include the primary residence of a Grantor.The properties hereinabove described was acquired by Grantor by instrument recorded in Book **2816** at Page **3250**.**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 lawful claims of all persons whomsoever, other than the following exceptions:

**All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.**

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.



**EXHIBIT "A"**

BEING known and Designated as Lot No. 2 as shown on the Map of Daisy Station Subdivision as recorded in Plat Book 51, Page 80, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The above referenced Lot is conveyed with and subject to the following 35 foot private access and utility Easement as recorded in Deed Book 2725 Page 2747:

BEGINNING at an Iron Pipe found in the Southwest corner of the N.R.L.L. East, LLC property (Deed Book 2602, Page 3297, Block 3002, Lot 003K) with said iron Pipe also lying and being in the Eastern Lot Line of the Republic Properties, LLC Property (Deed Book 2558, Page 4448, Block 3002, Lot 130) and thence South 87 Degrees 26 Minutes 00 Seconds East 362.36 feet to an Iron Pipe found in the Southwestern corner of a 25 foot perpetual, non-exclusive Easement recorded in Deed Book 2197, Page 4710 and also being the Southeast corner of the N.R.L.L. East, LLC Property (Deed Book 2602, Page 3297, Block 3022, Lot 003K) said Pipe also being the POINT AND PLACE OF BEGINNING, thence South 87 Degrees 24 Minutes 48 Seconds East 200.53 feet to an Iron Pipe found, said Iron Pipe lying and being in the Southern Boundary of a 25 foot perpetual non-exclusive Easement recorded in Deed Book 2197, Page 4710; said Iron Pipe lying and being in the Southern boundary of a 25 foot perpetual, non-exclusive easement recorded in Deed Book 2197, Page 4710; thence South 87 Degrees 23 Minutes 27 Seconds East 180.63 feet to an Iron Pipe set, said Iron Pipe also lying and being in the Southern boundary of a 25 foot perpetual non-exclusive easement recorded in deed Book 2197, Page 4710 Forsyth County Registry; thence South 87 Degrees 23 Minutes 27 Seconds East 30 feet to an Iron Pipe Set, said point also lying and being in the Southern boundary line of the adjoining 25 foot perpetual, non-exclusive Easement recorded in Deed Book 2197, Page 4710 of the Forsyth County Register of Deeds Office; thence South 87 Degrees 23 Minutes 27 Seconds, East 172.11 feet to an Iron Pin found, said Iron Pin also being the Southeast corner of the adjoining 25 foot perpetual, non-exclusive Easement recorded in Deed Book 2197, Page 4710 in the Forsyth County Register Of Deeds Office and said point lying and being in the Western Boundary of Davis Road (S. R. 2216, a 60 foot Public paved right-of-way); thence continuing along the Western boundary of Davis Road a 60 foot Public right-of way (S.R. 2216) South 00 Degrees 45 Minutes 24 Seconds West 35.02 feet to a calculated point; said calculated point also being and lying in the Western boundary of Davis Road (S.R. 2216); Thence along a new lot line North 87 Degrees 23 Minutes 53 Seconds West 615.16 Feet to a Calculated Point, said new lot line being the Southern Boundary Line of the herein described Daisy Station Lane 35.00 Foot Private Access and Utility Easement ; thence North 02 Degrees 35 Minutes 00 Seconds East 35 Feet to an Iron Pipe, said Iron Pipe being the POINT AND PLACE OF BEGINNING.

The purpose of said easement is to provide for ingress, egress and regress and utilities. Said easement is to be known as "Daisy Station Lane," and said Easement is perpetually and exclusively for the benefit of the owners of the Lots in the "Daisy Station Subdivision" and not for any other property. However, this easement shall insure to the benefit of the successors, heirs, and assigns of the Owners of the lots in the "Daisy Station Subdivision" and shall pass with said properties. Said description is in accordance with a Survey by Michael Green Associates, P.A. entitled "Daisy Station Subdivision" and drafted for Milan Shaw on December 12, 2006 with Job Number 3991.

Property Address: 4969 Daisy Station Ln Winston-Salem NC 27105  
Parcel ID: 6848-42-5253