

2024016016 00200

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$530.00

PRESENTED & RECORDED
05/17/2024 04:44:50 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3807
PG: 839 - 841

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$530.00
Parcel ID:	6825-87-6710
Mail Tax Bill to:	855 W 6th Street, Unit #5, Winston Salem, NC 27101
Prepared by and return to:	Phil Searcy, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#:2794.24050Angeli
Brief description for the index:	Unit 5 (Lot 105), Blk 6099, Vicars Edge

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 17 day of May, 2024, by and between:

GRANTOR	GRANTEE
Alexander Z. Stone and Brooke D. Stone 6029 Allington Court Winston Salem, NC 27103	Alexander G. Angeli, IV 855 W 6th Street Unit #5 Winston Salem, NC 27101

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

All of that certain Condominium Unit No. 5 (shown on the plat as Unit 105), as referred to in that instrument entitled "Declaration of Condominium" (hereinafter called the "Declaration") as recorded in Book 1453, Page 502, on the 14th day of August, 1984, and as more particularly described in the plans of VICARS EDGE ASSOCIATION, INC., which are recorded in Condominium Book 2, Pages 91 through 93, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina.

**Submitted electronically by "McAngus Goudelock & Courie, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.**

Also a 10.265% interest in and to the "Common Areas and Facilities" as referred to in said Declaration; to which reference is made for a more particular description of "Common Areas and Facilities."

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3283 Page 2505.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Vicars Edge in the Office of the ROD for Forsyth in Book 1453, Page 502 and, any amendments thereto.

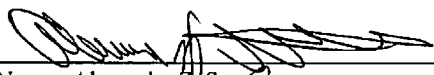
All or a portion of the Property includes or does not include the primary residence of a Grantor.

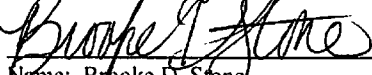
A map showing the Property is recorded in Condominium Book 2 Pages 91-93.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. The lien of ad valorem real property taxes not yet due and payable.
2. Easements and rights-of-way of record affecting the property.
3. Restrictive covenants of record affecting the property.
4. Any matters that would appear on an accurate survey of the property.
5. Any matters that would appear as exceptions in an Owner's Policy of Title Insurance, if Grantee elected to obtain one.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.


 Name: Alexander Stone


 Name: Brooke D. Stone

Name:

Name:

Entity Name

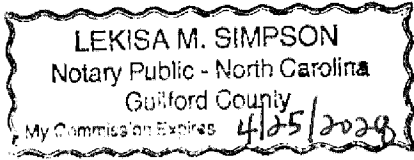
By: _____
Name:
Title:

By: _____
Name:
Title:

STATE OF NC, COUNTY OF Forsyth

I, Lekisa M. Simpson, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17 day of May, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Alexander Z. Stone and Brooke D. Stone

Affix Notary Seal/Stamp



Lekisa M. Simpson
Notary Public (Official Signature)
My commission expires: 4/25/2028