

2024017260 00117FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00PRESENTED & RECORDED
05/29/2024 02:58:06 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3808****PG: 3397 - 3399****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$280.00****Parcel Identifier No.: 6847-39-2943.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **4969 Monte Vista Street, Winston Salem, NC 27105**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 15th day of May, 2024 by and between

GRANTOR: JOEL W. FULLER and wife, BARBARA G. FULLER Address: 5018 Monte Vista Street Winston Salem, NC 27105	GRANTEE: CRYSTAL T. REYNOLDS (unmarried) Property Address: 4965 Monte Vista St. Winston Salem, NC 27105 and 4969 Monte Vista St. Winston Salem, NC 27105
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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:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3804, Page 198, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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, restrictions, rights of way and declarations of record, if any.
- Ad valorem taxes hereafter becoming due and payable.

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

By: Joel W. Fuller (SEAL)
JOEL W. FULLER

SEAL STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that JOEL W. FULLER personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>15th</u> day of <u>May</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By: Barbara G. Fuller (SEAL)
BARBARA G. FULLER

SEAL STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that BARBARA G. FULLER personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>15th</u> day of <u>May</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

Tract #1:

Beginning at an iron stake, Roger Walker's corner, 117.0 feet south of R.W. Walker's North line; thence with R.W. Walker and Henry Martin line, South 00 degrees 20 minutes West 196.20 feet to an iron stake, Henry Martin and Worth Furgerson corner; thence with Worth Furgerson South 89 degrees 36 minutes East 150 feet to an iron stake in Furgerson line, D.S. Walker corner; thence with D.S. Walker line; thence North 00 degrees 09 minutes East 184.6 feet to an iron stake, D.S. Walker corner in Roger Walker line; thence with Roger Walker line North 33 degrees West 143.6 feet to the Beginning. Containing 0.63 acre, more or less. Being the same property as described in Book 759 Page 109 in the Office of the Register of Deeds of Forsyth County, NC. Being presently shown on the Forsyth County Tax Maps as Lot 50 in Block 3016. Together with and subject to any easements that affect the property.

TOGETHER WITH AND SUBJECT TO the driveway easement as more particularly described in the deed recorded in Book 759, Page 109, Forsyth County Registry, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 4965 MONTE VISTA STREET, WINSTON SALEM, NC 27105

Tract #2:

BEGINNING at an iron stake on the north side of a 20 foot roadway; thence North 3° East 233.5 feet to an iron stake; thence in a westwardly direction 40.5 feet to an iron stake in Robert Walker's line; thence in a southwesterly direction 172 feet to a 20 foot roadway and an iron stake; thence along the north side of said roadway in a southeastwardly direction 116 feet to an iron stake, the place of BEGINNING. This lot is Number 1 on the Map of O. E. Jones Property. See Deed from Oscar Jones and wife, Ethel B. Jones to Ethel B. Jones, registered in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 339 Page 148.

The above-described property is also known as Lot Number 1 of "Map of O. E. Jones Property" as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 9 at Page 54, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 4969 MONTE VISTA STREET, WINSTON SALEM, NC 27105
PARCEL ID #: 6847-39-2943.000