

**2024019878 00026**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$2300.00

PRESENTED & RECORDED  
06/19/2024 08:37:13 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3812  
PG: 49 - 51

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,300.00

Parcel Identifier Number: 6816-97-5829.000 Verified by Forsyth County

By: \_\_\_\_\_

PREPARED BY COLTRANE & OVERFIELD, PLLC

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Lot 5, Final Map for Audubon Village, PB 68-49

THIS DEED made this 18 day of June, 2024 by and between

GRANTOR	GRANTEE
<p><b>Stafford Construction Company, LLC, a North Carolina limited liability company</b></p> <p><u>Forwarding Address:</u> 333 North Pine Valley Road Winston-Salem, NC 27104</p>	<p><b>Rajiv Shah and spouse, Cybelle H. McFadden</b></p> <p><u>Property &amp; Mailing Address:</u> 1539 Audubon Village Drive Winston-Salem, NC 27106</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 the Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

**PLEASE SEE ATTACHED EXHIBIT "A"**

All or a portion of the property herein conveyed [ ] includes or [X] does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3425 Page 1040.

A map of the property conveyed is recorded at Plat Book 68 Page 49.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

submitted electronically by "Coltrane & Overfield, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, restrictions and rights of way of record as well as ad valorem taxes for the current year.

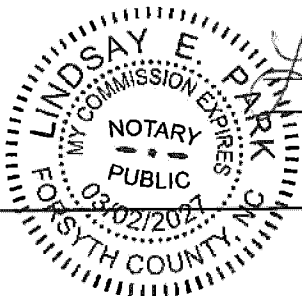
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Stafford Construction Company, LLC  
*[Signature]* (SEAL)  
By: Dwayne Stafford, Member/Manager

State of North Carolina  
County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **Dwayne Stafford** personally came before me this day and acknowledged that s/he is the **Member/Manager** of **Stafford Construction Company, LLC**, a limited liability company, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 13 day of June, 2024.

My Commission Expires: 3/2/2027  
(Affix Seal)



*[Signature]*  
Lindsay E. Park Notary Public  
Notary's Printed or Typed Name

Exhibit A

Property Description

BEING all of Lot 5, Final Map for Audubon Village, as per plat thereof recorded in Plat Book 68, at Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Parcel #: 6816-97-5829.000

Property Address: 1539 Audubon Village Drive, Winston-Salem, NC 27106