

2024023913 00053FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$182.00PRESENTED & RECORDED
07/19/2024 11:23:09 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3817

PG: 240 - 242

**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: \$ **182**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 15th day of July 2024 by and between

GRANTOR

James A. Gravley, III and spouse,
Dorothy Louise Gravley
125 Camellia Garden St
Morganton, NC 28655

GRANTEE

Dwell Well Ventures, LLC
Mailing Address:
200 Town Run Ln #21194
Winston-Salem, NC 27120

Property Address:
4300 Tise Ave
Winston Salem, NC 27105

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 and more particularly described as follows:

See attached Exhibit A

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3159, 535, Guilford County Registry.

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

The above described property ☐ does ☐ does not include the primary residence of the Grantor.

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: Covenants & restrictions of record.

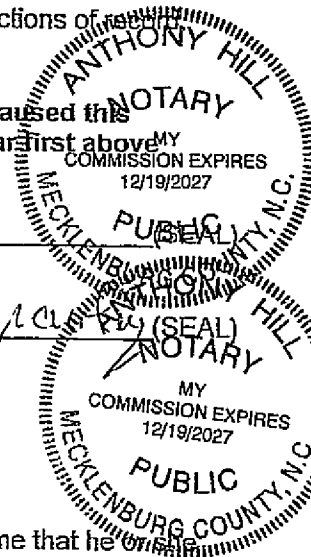
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

By: _____
Title: _____

James A. Gravley, III
James A. Gravley, III

Dorothy Louise Gravley
Dorothy Louise Gravley



State of NORTH CAROLINA; County of Caldwell

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. James A. Gravley, III and Dorothy Louise Gravley. Witness my hand and official stamp or seal, this the 18 day of July 2024.

My Commission Expires: 12/19/2027

Anthony Hill
Notary Public

Print Notary Name: Anthony Hill

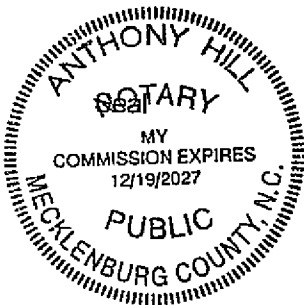


EXHIBIT "A"

Beginning at a stake, the northwest corner of Newton Street and Tise Avenue, in Montview, and running thence northwardly, along the west side of Tise Avenue, 231.3 feet to a stake, the southeast corner of Lot #464, thence westwardly, along the south line of Lot #464, 75 feet to a stake, the northeast corner of Lot #462, thence southwardly, along the east line of Lot #462, 241.4 feet to a stake in the north margin of Newton Street, the southeast corner of Lot #462, thence eastwardly, along the north margin of Newton Street, 75.69 feet to the stake and place of beginning. Said property being known and designated as Lot #461, as shown on plat of Montview Development, recorded in Register of Deeds Office, Forsyth County, N. C., in Plat Book 1, Page 106.