

2024024132 00090

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/22/2024 12:14:35 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3817
PG: 1623 - 1625

Mail deed and tax bills to Grantee: **4847 Dippen Road, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.

Excise Tax: NTC

Brief description: **0.48 acres along Dippen Road**

GENERAL WARRANTY DEED

THIS DEED made this 22nd day of July, 2024, by and between:

GRANTOR:

WARD EDWARD STANLEY
 and wife,
JULIE STANLEY

BRYANT EDWARD STANLEY (unmarried)

Grantor address:
 4847 Dippen Road
 Winston-Salem, NC 27105

GRANTEE:

WARD EDWARD STANLEY
 and wife,
JULIE STANLEY

BRYANT EDWARD STANLEY

as joint tenants with right of survivorship
(and not as tenants in common)

Grantee address:
 4847 Dippen Road
 Winston-Salem, NC 27105

The property conveyed does include the primary residence of the Grantor.

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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **4847 Dippen Road, Winston-Salem, NC 27105**

Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Purpose: The purpose of this deed is to create a joint tenancy with right of survivorship in Ward Edward Stanley and wife, Julie Stanley and Bryant Edward Stanley. It is the intent of this deed that the property be currently owned as follows:

Ward Edward Stanley wife, Julie Stanley as tenants by the entireties	1/2 undivided interest as a joint tenant with right of survivorship
Bryant Edward Stanley	1/2 undivided interest as a joint tenant with right of survivorship

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.

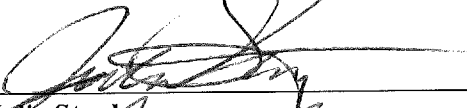
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.


IN WITNESS WHEREOF, the Grantor has hereunto set their 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.



Ward Edward Stanley (Seal)



Julie Stanley (Seal)



Bryant Edward Stanley (unmarried) (Seal)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Ward Edward Stanley, Julie Stanley and Bryant Edward Stanley

July 22, 2024

Place notary seal below this line:



Notary Public – Sonya R. Turner-Sledge

My Commission Expires: August 3, 2025

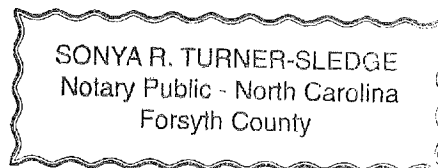


EXHIBIT A

Ward Edward Stanley and wife, Julie Stanley and Bryant Edward Stanley
0.48 acres along Dippen Road
4847 Dippen Road

Property Description:

BEGINNING at an iron stake in the east right-of-way line of Dippen Road, said iron stake being the northwest corner of Tax Lot 110 Block 3007 of the Forsyth County Tax Maps; running thence with the said right-of-way line, North 18-07-28 East 100.00 feet to an iron stake, a corner of Patricia M. Myers (see Book 1315 Page 1209, Forsyth County Registry); running thence with Myers' line the two following courses and distances: (1) South 86-46 East 206.95 feet to an iron; (2) South 18-07-28 West 100.00 feet to an iron; running thence North 86-46 West 206.95 feet to the point and place of **BEGINNING**.

This is the same property as described in Book 3527, Page 3311, Forsyth County Registry and is designated as Tax PIN 6848-71-6362.000 (Block 3007, Lots 022H and 022K) on the Forsyth County tax maps. (This property contains approximately **0.48 acres** according to the Forsyth County tax maps.)