

2024028129 00095

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$100.00

PRESENTED & RECORDED

08/21/2024 01:47:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3822**PG: 2495 - 2497****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$100.00
Parcel ID:	6844-15-1868
Mail/Box to:	Ellison Law Firm
Prepared by:	Jennifer Kirby Fincher, PLLC, **WITHOUT BENEFIT OF TITLE EXAMINATION**
Brief description for the index:	Lot 5

THIS GENERAL WARRANTY DEED ("Deed") is made on the 16 day of August, 20 24, by and between:

GRANTOR	GRANTEE
Gretchen Barnes Holzinger (fka Gretchen Barnes) and spouse, Dean Holzinger 6761 Surrey Rd Fayetteville, NC 28306	David Cooper 955 Longreen Dr. Kernersville, NC 27294

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, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2130 Page 4032.

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 Book _____ Page _____.

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:

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

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

Gretchen Barnes Holzinger
Name: Gretchen Barnes Holzinger

Dean Holzinger
Name: Dean Holzinger

Name:

Name:

Entity Name

By:

Name:

Title:

By:

Name:

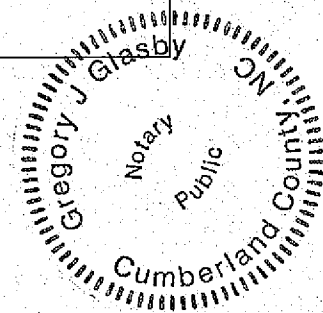
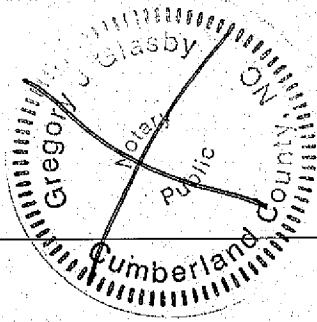
Title:

STATE OF North Carolina, COUNTY OF Cumberland

I, Gregory J. Glasby, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 16 day of August, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Gretchen Barnes Holzinger and Dean Holzinger

Affix Notary Seal/Stamp



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Notary Public (Official Signature)

My commission expires: 11/23/25

EXHIBIT A

BEGINNING at an iron stake in the West line of Peachtree Street 212 feet South $00^{\circ} 29'$ West from an iron stake at the Southwest corner of Maughtown and Peachtree Streets, the Southeast corner of Lot No. 4 on the map of A. L. Hoover Homestead recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4 at Page 136; running thence with the West line of said Peachtree Street, South $00^{\circ} 29'$ West 53 feet to an iron stake at the Northeast corner of Lot No. 6 on said map; thence with the North line of said Lot No. 6, North $89^{\circ} 31'$ West 113.11 feet to an iron stake in the East line of T. S. Sink, the Northwest corner of said Lot No. 6; thence with said East line of Sink and falling in with the East line of S. F. Cude, North $01^{\circ} 36'$ East 53.01 feet to an iron stake at the Southwest corner of Lot No. 4; thence with the South line of said Lot 4, South $89^{\circ} 31'$ East 112.02 feet to the **ENDING**, being Lot No. 5 on said map.