

2024028440 00084FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$470.00PRESENTED & RECORDED
08/23/2024 12:57:23 PM**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3822**PG: 4026 - 4028****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$470.00

Parcel Identifier No.: 6829-98-4135.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lot 86, Pinebrook Valley

THIS DEED made this 23rd day of August, 2024, by and between

GRANTOR	GRANTEE
Grace Sheets, a widow, fka Grace Huckaby	Robert F. Pelsang and Maria J. Pelsang, a married couple
Mailing Address: 5536 Gyddie Drive Winston-Salem, NC 27105	Property Address: 1309 East Rollingwood Circle, Winston-Salem, NC 27105
	Mailing Address: 1309 East Rollingwood Circle 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 situated in __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 2655, Page 85, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 26, Page 31, and referenced within this instrument.

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, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

Grace Sheets
Grace Sheets

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Laurie R Stegall, Notary Public, do hereby certify that Grace Sheets personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 23rd day of August, 2024.

Laurie R Stegall
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 4/16/25

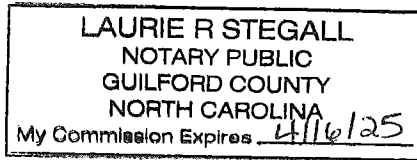


Exhibit "A"

Being known and designated as Lot 086 as shown on map of Pinebrook Valley, Section 2, recorded in Plat Book 26 at Page 31 in the Office of Register of Deeds of Forsyth County, North Carolina.

Parcel ID # 6829-98-4135.000

Property Address: 1309 East Rollingwood Circle, Winston-Salem, NC 27105