

**2024028512 00156**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$724.00**PRESENTED & RECORDED  
08/23/2024 03:26:21 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
**BK: RE 3823****PG: 31 - 32****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 724.00

Parcel Identifier No.: 6825-77-1169 (Block 0125, Lot 201)

Mail tax bills to Grantee: 618 West End Boulevard, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 0.151 acres, West End Boulevard

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

GRANTOR	GRANTEE
<p style="text-align: center;"><b>TRACY D. TURNER</b> (unmarried)</p> <p style="text-align: center;">Mailing Address: 853 Mitchell Mountain Road, Sparta, NC 28675</p>	<p style="text-align: center;"><b>ANNE-MARIE FIRESTONE and</b> <b>husband, DREW FIRESTONE</b></p> <p style="text-align: center;">Mailing Address: 618 West End Boulevard, Winston-Salem, NC 27101</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 Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron pipe marking the southwest corner of that tract conveyed to Billye Keith Jones *et al* in Deed Book 1150, Page 68, Forsyth County Registry; thence from said BEGINNING point North 20 deg. 17' 20" East 49.43 feet to an iron pipe; thence South 56 deg. 25' 00" East 75.89 feet to an iron pipe; thence South 60 deg. 49' 10" East 57.78 feet to an iron; thence South 23 deg. 23' 50" West 60.27 feet to an iron pipe; thence North 52 deg. 58' 00" West 119.28 feet to the iron pipe, the point and place of the BEGINNING, containing 0.151 acres according to survey by William Franklin Tatum, PLS dated March 8, 2001 and revised on May 29, 2001 and on May 31, 2001. This tract is also known as Tax Lot 111 and part of Lot 110, Block 125, Forsyth County Tax Office.

Being the same property described in Tract One in deed recorded in Deed Book 2178, Page 0194, Forsyth County Registry.

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3757, Page 828, Forsyth County Registry.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and 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.

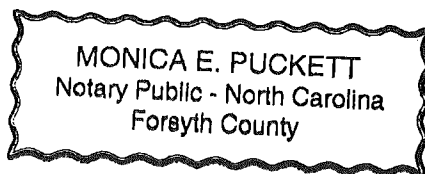
*Tracy D. Turner* (SEAL)  
Tracy D. Turner

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Tracy D. Turner**

Date: 8/23/24

*Monica Puckett*  
\_\_\_\_\_  
Notary Public



*Monica E Puckett*  
\_\_\_\_\_  
printed or typed name of notary public

My Commission Expires: 8/4/26