

**2024030903 00033**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$488.00**

PRESENTED & RECORDED  
09/12/2024 10:25:08 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3825**  
**PG: 4110 - 4111**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$488.00

Parcel Identifier No.: 6834-56-5283 (Block 0720, Lot 016)

Mail tax bills to Grantee: 329 East Devonshire Street, Winston-Salem, NC 27127

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: Lot 16, Block 52, Map of Winston-Salem Land and Investment Company

THIS DEED made this 12th day of September, 2024 by and between,

<p><b>GRANTOR</b></p> <p><b>Patricia G. Merritt</b> <b>(unmarried)</b></p> <p>Mailing Address: 440 Seven Islands Road, Danbury, NC 27016</p>	<p><b>GRANTEE</b></p> <p><b>Paul Holmes Masters and Tara Lee Masters,</b> <b>Trustees of the Paul and Tara</b> <b>Masters Living Trust</b></p> <p>Mailing Address: 329 East Devonshire Street, Winston-Salem, NC 27127</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:

All that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows: lying on the north side of Devonshire Street, and fronting thereon 50 (fifty) feet and of that width running northwardly 150 (one hundred fifty) feet to an alley, and being known and designated as Lot No. 16, Block 52 on the map of WINSTON- SALEM LAND AND INVESTMENT COMPANY, recorded in Plat Book 40, Page 395 in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 329 East Devonshire Street, Winston-Salem, NC 27127

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2901, Page 2829, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 4, Page 147.

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.

Patricia G. Merritt *Angela Michelle Kiger*  
(SEAL)  
Patricia G. Merritt by Angela Michelle  
Kiger, her Attorney-in-Fact

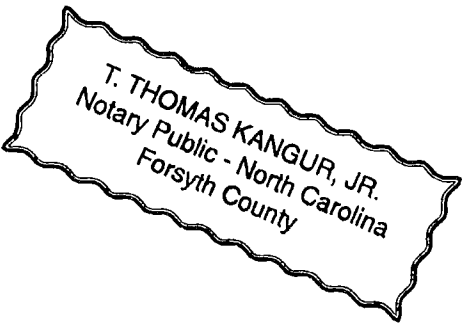
State of North Carolina, County of Forsyth

I, T. Thomas Kangur, Jr., a Notary Public of Forsyth County, North Carolina hereby certify that, **Angela Michelle Kiger**, Attorney in-Fact for **Patricia G. Merritt** personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **Patricia G. Merritt** and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Stokes County, North Carolina, in **Book 704, Page 737**, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that said **Angela Michelle Kiger** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **Patricia G. Merritt**.

Date: 9/12/24

T. Thomas Kangur, Jr.  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of notary public



My Commission Expires: 9/27/27