



2024032204 00125

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$760.00

PRESENTED & RECORDED:
09-23-2024 03:01:01 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3827
PG: 2037-2039

Excise Tax: \$760.00

Tax Info: PIN 6824-38-5534.00

Mail deed & tax bills to: Grantee(s) @ 4247 Rolling Knoll Lane, Winston Salem, NC 27106

This instrument was prepared by: A. Gregory Schell, Attorney *Original To*

Brief Description for the index

Part of Lots 6 & 7 of George S. Ebert Farm

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 16 day of September, 2024 by and between

GRANTOR	GRANTEE
<p>DAVID RANDLEMAN and spouse, MARIA ORLIC</p> <p>Grantor Address: 49 Irvington Road Rochester, NY 14620</p>	<p>TIMOTHY P. STARETS</p> <p>Grantee Address: 4247 Rolling Knoll Lane Winston Salem, NC 27106</p> <p>Property Address: 1218 Miller Street Winston Salem, NC 27103</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3602, Page 476. A map showing the above described property is recorded in Plat Book 1, Page 90.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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

The property being conveyed does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

David Randleman
DAVID RANDLEMAN

(SEAL)

Maria Orlic
MARIA ORLIC

(SEAL)

SEAL-STAMP

EDIE PEREIRA HULBERT
Notary Public, State of New York
Qualified in Monroe County
Reg. No. 01PE4638430
Commission Expires April 30, 2026

State of New York, County of Monroe

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they signed the foregoing document: DAVID RANDLEMAN and MARIA ORLIC

Date: 9/16/24

Edie Pereira Hulbert
Notary Public Name:

My commission expires: 4/30/26

Exhibit A

BEGINNING at an iron stake located in the southeast corner of the within described property, said stake being 80.0 feet more or less from the intersection of Cherokee Lane and Miller Street; thence along the western margin of Miller Street, North 00° 05' West 99.91 feet to an iron stake located in the northeast corner of said property and being the common corner of the within described property and the property of Rudolph O. Rogers; thence along the said property line, North 86° 43' 31" West 143.75 feet to an existing iron pipe located in the northwesternmost corner of the within described property in the common corner with Joseph Leigh, thence South 13° 57' 45" East 104.94 feet to an existing iron stake located in the southwesternmost corner of said property in the common corner with Samuel Johnson (Deed Book 1869, Page 3049); thence with the southern property line of the within described property and the northern property line of Samuel Johnson, South 86° 57' 35" East 118.51 feet to the point and place of beginning. Said property being part of Lots 6 and 7 as shown on the George S. Ebert Farm, recorded in Plat Book 1, Page 90, in the Office of the Register of Deeds of Forsyth County, NC. Said property being shown on survey made by Franklin Surveying Co., dated June 10, 1996 entitled "Map for Fred A. McBride", and known as Job No. 16-721.

The subject property is the same as that property described in Deed Book 3602, Page 476, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6824-38-5534.00 on the Forsyth County Tax Maps.