

2024037355 00047

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2495.00

PRESENTED & RECORDED
11/04/2024 10:09:41 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3834
PG: 1343 - 1344

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2495.00

Parcel Identifier No.: 6825-76-4479 (Block 0122A, Lot 015A)

Mail tax bills to Grantee: 1255 Glade View Court, 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: Lot 15A, The Glade at West End

THIS DEED made this 4th day of November, 2024, by and between,

GRANTOR	GRANTEE
<p>WEST-END RENAISSANCE RESIDENCE DEVELOPMENT, LLC a North Carolina limited liability company</p>	<p>LISA Y. GFELLER and husband, ROBERT J. GFELLER, JR.</p>
<p>Mailing Address: 1105 Brookstown Avenue, Winston-Salem, NC 27101</p>	<p>Mailing Address: 1255 Glade View Court, 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:

Being known and designated as Lot No. 15A, as shown on the map of THE GLADE at WEST END, as recorded in Plat Book 71, Page 62, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1255 Glade View Court, Winston-Salem, NC 27101

The property conveyed hereby does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3081, Page 593, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 71, Page 62.

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.

West-End Renaissance Residence Development, LLC
a North Carolina limited liability company

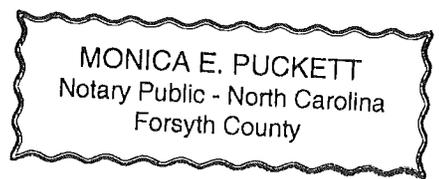
By: *G.L. Clark, Jr.* (SEAL)
G.L. Clark, Jr., Manager

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **G.L. Clark, Jr., Member/Manager of West-End Renaissance Residence Development, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 11/1/24

Monica Puckett
Notary Public



Monica E Puckett
printed or typed name of Notary Public

My Commission Expires: 8/4/26