

2024038471 00236

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$128.00

PRESENTED & RECORDED
11/12/2024 03:15:42 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3835
PG: 2795 - 2797

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ *128*

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

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

GRANTOR

Vickie Callahan fka Vickie Lynn Anderson and spouse,
Kenny Callahan

GRANTEE

Dwell Well Ventures, LLC
Mailing Address:
200 Town Run Ln #21194
Winston-Salem, NC 27120

Property Address:
3920 Overdale Rd
Winston Salem, NC 27107

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 and more particularly described as follows:

See attached Exhibit A

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2036, 603, Forsyth County Registry.

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

The above described property does does not include the primary residence of the Grantor.

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: Covenants & restrictions of record.

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 officer(s), the day and year first above written.

(ENTITY NAME)

Vickie Callahan (SEAL)
Vickie Callahan

By: _____
Title: _____

Kenny Callahan (SEAL)
Kenny Callahan

State of NORTH CAROLINA; County of Davidson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Vickie Callahan and Kenny Callahan. Witness my hand and official stamp or seal, this the 12 day of November 2024.

My Commission Expires: 8-22-2027

Nathasha E. Colon Baltodano
Notary Public

Print Notary Name: Nathasha E. Colon Baltodano

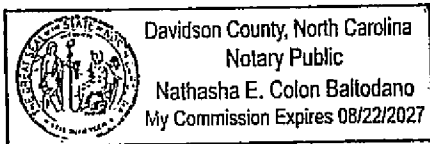


EXHIBIT A**Lot No. 1**

Lot No. 1 being comprised of the following two parcels:

BEGINNING at an iron stake in the south line of the Williams property and being South 89 degs. 39' 40" West 28.95 feet from a new iron placed in the West right of way of Overdale Street; from said beginning point along a new line South 32 degs. 56' East 110.14 feet to a point in the North line of the Yokley property, said point being North 88 degs. 58' 15" East 7.11 feet from a new iron placed in the West right of way of Overdale Street; thence along said North line of Yokley property South 88 degs. 58' 15" West 192.90 feet to a new iron; thence along a new line North 21 degs. 51' West 102.23 feet to a new iron in the South line of the Williams property running with the South line of the Williams property North 89 degs. 39' 40" East 171.04 feet to the point and place of **BEGINNING**, containing .394 acres.

BEGINNING at an iron in the South line of the Williams property and being South 89 degs. 39' 40" West 28.95 feet from a new a new iron placed in the West right of way of Overdale Street, running from said beginning point along the South line of the Williams property North 89 degs. 39' 40" East 28.95 feet to a new iron placed in the West right of way of Overdale Street; thence along the West right of way of Overdale Street South 22 degs. 21' 35" East 100 feet to a new iron in the West right of way of Overdale Street; said point being further described as the Northeast corner of the Yokley property; running along the North line of the Yokley property South 88 degs. 58' 15" West 7.11 feet to a new iron placed in the North line of the Yokley property; thence along a new line North 32 degs. 56' West 110.14 feet to the point and place of **BEGINNING**, containing .039 acres. Also being the same and identical Lot 1 as described in Deed Book 1118, Page 201 and Deed Book 1701, Page 741, F.C.R.

TOGETHER WITH and subject to a 25 foot access easement as described in Deed Book 1690, Page 531, F.C.R.

Part Lot 19, Tax Block 2719, Forsyth County Tax Maps

