

2024038708 00043

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1105.00

PRESENTED & RECORDED
 11/14/2024 11:06:36 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3835
PG: 4233 - 4235

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,105.00

Tax PIN 6867-50-7291

Return after recording to: Grantee

This instrument was prepared by: T. Dan Womble, Attorney at Law, 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: 1.027 acres, West Road

THIS DEED made this 8 day of November, 2024 by and between

GRANTOR

Keystone Flips, Inc. (formerly Keystone Flips, LLC)
A NC Corporation
1589 Skeet Club Rd, Ste 103 #336
High Point, NC 27265

GRANTEE

James Lloyd Fradenburg and
Judith Jan Fradenburg, as joint tenants with
right of survivorship
4941 West Road
Kernersville, NC 27284

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.

Address: 4941 West Road, Kernersville, NC

All or a portion of the property herein conveyed includes or xx does not include the primary residence of a 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.

Submitted electronically by "T Dan Womble Attorney"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2024 property taxes to be prorated at closing.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the day and year first above written.

Keystone Flips, Inc. (formerly Keystone Flips, LLC)

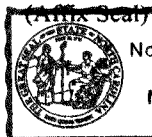
By: *Jennifer Nickerson*
Jennifer Nickerson, Vice President

State of North Carolina - County of ~~Forsyth~~ ^{FX} Guilford

I, Rosalind Landry the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Jennifer Nickerson, Vice President of Keystone Flips, Inc. (formerly Keystone Flips, LLC) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8 day of November, 2024.

My Commission Expires: 7/21/2025



ROSALIND LANDRY
Notary Public, North Carolina
Guilford County
My Commission Expires
July 21, 2025

Rosalind Landry
Rosalind Landry Notary Public
Notary's Printed or Typed Name

Exhibit (A) – Legal Description

BEGINNING at an iron stake located in the East right of way line of West Road, said iron stake also being located at the northwesternmost line of that property now or formerly owned by James Ballard described in Deed Book 1504, Page 1733, Forsyth County Registry, thence North 85 degs. 03 minutes 07 seconds West 29.32 feet to an iron stake in the centerline of West Road; thence with the centerline of West Road North 06 degs. 03' 08" East 136.28 feet to an iron stake in the centerline of West Road; thence South 85 degs. 01' 49" East 29.82 feet to an iron stake in the East right of way line of West Road; thence continuing South 85 degs. 01' 49" East 297.40 feet to an iron stake in the line of the Norman T. Bennett tract described in Deed Book 1340, Page 1001, Forsyth County Registry; thence with the line of Norman T. Bennett south 05 degs. 00' 05" West 136.14 feet to an iron stake, thence with the line of James Ballard North 85 degs. 03' 07" West 300.40 feet to an iron stake the point and place of BEGINNING, being 1.027 acres more or less, also being Tax Lot 26T of Block 5354 of the Forsyth County Tax Maps as they are currently constituted, all according to a survey by Philip T. Hendrick, R.L.S, entitled "Map for James T. and Marcia Martin dated 9-1-1994.

Subject to a nonexclusive easement over a 30-ft strip of property on the entire Westernmost portion of the above-described property (being a part of West Road) for the purposes of ingress and egress and for the utility purposes, which easement is hereby reserved for use by and the benefit of other residents of the subdivision being developed and the successors and assigns of each.

Property Address: 4941 West Rd Kernersville NC 27284

Parcel ID: 6867-50-7291