

**2024040755 00162**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$644.00**

PRESENTED &amp; RECORDED

12/02/2024 02:23:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3838

PG: 2924 - 2925

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 644.00

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Parcel Identifier No.: 6817-36-5963 (Block 3460, Lot 306J)

Mail tax bills to Grantee: 3226 Midkiff Road, Winston-Salem, NC 27106

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: 3226 Midkiff Road

THIS DEED made this 2d day of December, 2024 by and between,

GRANTOR	GRANTEE
<b>HOWARD R. STENTZ, JR.</b> <b>(a/k/a Howard R. Stentz) and</b> <b>wife, RUTH H. STENTZ</b>	<b>SUSAN J. DAUPHINEE and</b> <b>spouse, EDWARD J. O'HARA</b>
Mailing Address: 2023 Waterford Village Drive, Clemmons, NC 27012	Mailing Address: 3226 Midkiff Road, Winston-Salem, NC 27106

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:

BEGINNING at an iron stake in the West right of way line of Midkiff Road, said iron stake being located South 29° 44' 10" East 119.85 feet from the Southeast corner of Alf H. Anderson's tract as described in Deed Book 1379, page 794, Forsyth County Registry; running thence from said point of Beginning with the West right of way line of Midkiff Road, on a slight curve to the right, said curve having a radius of 703.43 feet, by chord measurement, South 19° 57' 44" East 119.85 feet and by arc measurement, 120 feet; running thence South 71° 14' 53" West 175.59 feet to an iron stake; running thence North 23° 29' 23" West 91.68 feet to an iron stake; running thence North 62° 17' 43" East 182.86 feet to an iron stake in the West right of way line of Midkiff Road, the point and place of BEGINNING, containing 19,080 square feet.

Property Address: 3226 Midkiff Road, Winston-Salem, NC 27106

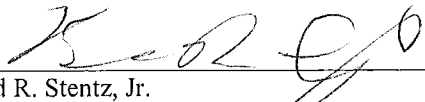
The property does not include the primary residence of the Grantor.

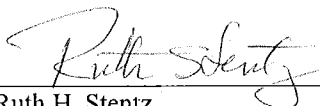
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3784, Page 985 Forsyth County Registry. A map showing the above-described property is recorded in Plat Book , Page .

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.

 (SEAL)  
Howard R. Stentz, Jr.

 (SEAL)  
Ruth H. Stentz

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Howard R. Stentz, Jr. and Ruth H. Stentz**

Date: 12/2/24

  
Notary Public

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

My Commission Expires: 9/27/27

