

2024042222 00181

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/12/2024 04:37:48 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3840
 PG: 2039 - 2042

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NTC

Parcel ID: 6844-06-6419.000, 6844-05-2418.000, 6844-05-7423.000, 6837-65-2857.000, 6823-23-7111.000, and 6837-88-0893.000

Mail after recording to: Grantee at mailing address below.

This instrument was prepared by: CLINT CALAWAY, 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.

No title search performed or requested. No tax advice given or requested. No current survey provided.

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

GRANTOR

Dustin L. Marhsall and wife, Carla W. Marshall
 1431 Bridgton Rd. Winston-Salem, NC 27127

GRANTEE

Dustin L. Marshall DBA Marshall Rental Properties LLC
 Mailing Address: 1431 Bridgton Rd. Winston-Salem, NC 27127
 Property Address: See Exhibit A. for property addresses

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.

Property Address: 1120 Junia Ave, Winston-Salem, NC 27107, 1017 E. Devonshire St. Winston-Salem, NC 27107, 2318 Sink St. Winston-Salem, NC 27107, 4351 Tise Ave. Winston-Salem, NC 27105, 1642 Thompson Dr. Winston-Salem, NC 27127, and 1221 Motor Rd. Winston-Salem, NC 27105

Together with and subject to all easements and restrictions of record, if any.

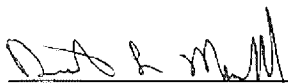
All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3655, Pages 176-180, Book 3806, Pages 2384-2380, and Book 3729, Pages 2311-2313 Forsyth County Registry.

The above-described property 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.

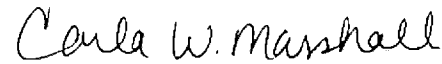
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2025 city-county ad valorem taxes, now due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.



(SEAL)

Dustin L. Marshall



(SEAL)

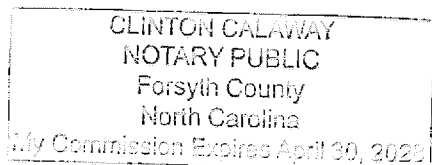
Carla W. Marshall

STATE OF North Carolina
COUNTY OF Forsyth

I, 

a Notary Public of Forsyth County, State of North Carolina, certify that **Dustin L. Marshall and wife, Carla W. Marshall** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, the 12 day of December 2024.



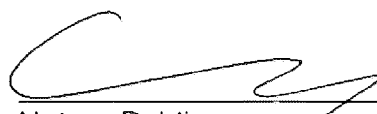

Notary Public
Print Notary Name: Clinton Calaway
My Commission Expires: 4/30/28

Exhibit A**Tract 1:**

Parcel #: 6844-06-6419.000

Property Address: 1120 Junia Ave. Winston-Salem, NC 27107

BEING KNOWN AND DESIGNATED as Lot 38 as shown on the Map of Forest Park Terrace, a plat of which is recorded in Plat Book 14, Page 10 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more full and complete description.

Tract 2:

Parcel #: 6844-05-2418.000

Property Address: 1017 E. Devonshire St. Winston-Salem, NC 27107

BEGINNING at a point on concrete located in the Northern right-of-way line of Devonshire St., said point being located South 83 Deg. 00 minutes 00 seconds East 50.00 feet from the Southeastern corner of the Brian W. Creasy property as described in Book 1680, Page 1125, Forsyth County Registry, and said iron pipe being the Southeastern corner of Lot 4 as shown on the unrecorded map of the Gladys M. Fishel property, made by J. E. Elerbee, C.E., dated February 14, 1951; running thence with the Eastern boundary line of said Lot 4, North 06 degrees 51 minutes 15 seconds East 149.72 feet to an existing iron pipe located in the Southern edge of an alley; running thence along said southern edge of the alley, South 83 degrees 10 minutes 30 seconds East 49.99 feet to an existing iron pipe located at the Northwestern corner of the property of Elise Choplin as described in Book 1739, Page 4181, Forsyth County Registry; running thence with the Western boundary line of said Choplin property, South 06 degrees 51 minutes 10 seconds West 149.87 feet to an iron stake located in the Northern right-of-way line of Devonshire St.; running thence with said Northern right-of-way line of Devonshire St., North 83 degrees 00 minutes 00 seconds West 50.00 feet to the point and place of BEGINNING, containing 0.17 acres more or less, as shown on a survey by Richard Bennett, R.L.S., dated December 8, 1994.

The above described property is also known as Lot 5 as shown on the unrecorded map of the Gladys M. Fishel property, made by J.E. Elerbee, C.E., dated February 14, 1951, and also being known as Tax Lot 5R, Block 748, on the Forsyth County Tax Maps. Being the same property designated Tract II in deed to Roy F. Setzer and wife, Trula G. Setzer, recorded in Book 631, Page 365, Forsyth County Registry.

Tract 3:

Parcel #: 6844-05-7423.000

Property Address: 2318 Sink St. Winston-Salem, NC 27127

BEING KNOWN and designated as Lot Number 2, as shown on the Plat of the property of R.S. Fishel Estate, as recorded in Plat Book 9, at Page 191, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 4:

Parcel #: 6837-65-2857.000

Property Address: 4351 Tise Ave. Winston-Salem, NC 27105

BEGINNING at an iron stake on the East side of Tise Avenue, the Northwest corner of Lot No. 493 and running thence along the North line of Lot No. 493, South 86 degrees 30 minutes East a distance of 114.9 feet to an iron stake, the Northeast corner of Lot No. 493 in Cox's line; thence along the Cox's line West line North 3 degrees 55 minutes East a distance of 50 feet to an iron stake, Powers Southeast corner; thence along Powers South line North 86 degrees 30 minutes West a distance of 115.78 feet to an iron stake, Powers Southwest corner on the East side of Tise Avenue; thence along the East side of Tise Avenue, South 3 degrees 5 minutes West a distance of 50 feet to the place of BEGINNING, being known as the Southern 50 feet of Lot No. 492 as shown on the Plat of Montview as recorded in Plat Book 1 at Page 106 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 5:

Parcel #: 6823-23-7111.000

Property Address: 1642 Thompson Dr. Winston-Salem, NC 27127

BEGINNING at an iron in the Southern right-of-way line of Thompson Drive and also being in the Northeast corner of James R. Studley, Deed Book 2470, Page 3123; thence with the Southern right-of-way line of Thompson Drive South 84 degrees 35 minutes 10 seconds East 50.00 feet to an iron in the Northwest corner of Daniels Investment Prop., Inc. Deed Book 2702, Page 2996; thence with Daniels' West line South 04 degrees 34 minutes 58 seconds West 209.07 feet to an iron in the North line of Burley J. Day, Jr., Deed Book 1382, Page 1759; thence with Day's North line North 85 degrees 15 minutes 49 seconds West 50.07 feet to an iron in Studley's Southeast corner; thence with Studley's East line North 04 degrees 36 minutes 05 seconds East 209.86 feet to an iron, the point and place of BEGINNING, containing 0.241 acres, more or less, and being in accordance with a survey prepared by T. Wayne Hutchins, PLS dated March 21, 2015. Also being known as Lot 12, Stafford Property, Plat Book 4, Page 42, Forsyth County Registry. The above described property being informally known as PIN 5852786902.

Tract 6:

Parcel #: 6837-88-0893.000

Property Address: 1221 Motor Rd. Winston-Salem, NC 27105

BEGINNING at an iron stake located in the North right-of-way line of Motor Road, said iron stake being located at the Southwest corner of Lot 27 hereinafter referred; running thence from said beginning point North 04 degrees 36 minutes 30 seconds East 215.3 feet to an iron stake; running thence South 83 degrees 46 minutes 50 seconds East 53.26 feet to an iron stake; running thence South 04 degrees 56 minutes 30 seconds West 214.6 feet to an iron stake located in the North line of Motor Road; running thence with the North right-of-way line of Motor Road, North 84 degrees 30 minutes West 52.0 feet to the point and place of beginning. Being the Western portion of Lot 27 as shown on the Plat of R.M. Cox Development, recorded in Plat Book 3, Page 61A (2) in the Office of the Register of Deeds of Forsyth County, North Carolina.

Less and except that property conveyed to City of Winston-Salem in Deed Book 2926 at Page 2722, Forsyth County Registry.