

2024043792 00181

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
 12/27/2024 12:53:15 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3842
PG: 2212 - 2214

Tax Parcel Identifier Number: 6844-55-5307.000

Revenue Stamps: 230.00

This instrument was prepared by: **Truman Barker, Esq, a licensed North Carolina attorney, Barker Law, P.C. – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey or Title Examination.**

Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **December 23, 2024** by and between

GRANTOR	GRANTEE
<p>CAROLYN R. NEELY, unmarried</p> <p>Mailing Address: 201 N Sunset Drive Winston Salem, NC 27101</p>	<p>MICHAEL BOERNER, and spouse, CHRISTINE BOERNER</p> <p>Mailing Address: 700 Lentz Ct. Summerfield, NC 27358</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:

See Exhibit A attached hereto and incorporated herein by reference.

Said parcel having the address of: 1762 E. Sprague Street, Winston Salem, NC 27107

Submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does** include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 1939 Page 1444, in the Forsyth County Registry.

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:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

Carolyn R. Neely (SEAL)
Carolyn R. Neely

County of Guilford, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Carolyn R. Neely

Date: Dec 23, 2024

[Signature]
Notary Public
My Commission Expires: Mar 4, 2028

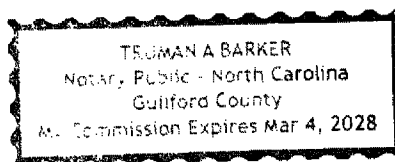


EXHIBIT A

BEGINNING at an iron stake in the northeastern right of way line of Sprague Street, said iron being 245.00 feet from the intersection of Sprague and Branch Street; thence from said beginning point, North 35° 00' East 64.85 feet to an iron in a line with Lot 12 of Waughtown Grove, No. 2 (see Plat Book 6, Page 89); thence along said line South 54° 34' 26" East 178.54 feet to an iron; thence South 45° 44' 33" West 74.00 feet to an iron; thence North 51° 48' 37" West 165.00 feet to an iron in the northeastern right of way line of Sprague Street, the point and place of beginning. Said description taken from a survey by Daniel W. Donathan, RLS, dated February 14, 1989.

Property Address: 1762 E Sprague Street, Winston Salem, NC 27107

Parcel ID: 6844-55-5307.000