

2025000373 00077

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1530.00

PRESENTED & RECORDED
01/06/2025 01:53:35 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3843

PG: 1862 - 1864

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1530.00

Parcel Identifier No. 6816-74-5383.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 3 day of January 2025 by and between

GRANTOR

ELIZABETH ALLI (SINGLE)

9336 WILD OAKS CIRCLE, SOUTH LYON, MI 48178

GRANTEE

ROBERT WHITTEN YOUNT, JR., AN UNMARRIED MAN

3541 BUENA VISTA 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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3243, Page 4436, Forsyth County Registry.


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

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.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

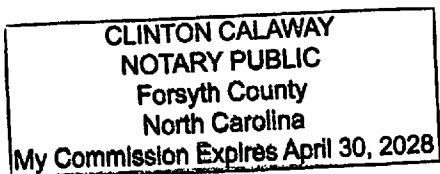

 _____ (SEAL)
ELIZABETH ALLI

 _____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **ELIZABETH ALLI (SINGLE)**. Witness my hand and official stamp or seal, this 3 day of January 2025.

My Commission Expires: 4/30/28





 Notary Public

Print Notary Name: Clinton Calaway

EXHIBIT A

BEGINNING at an iron stake in the East right of way line of Buena Vista Road said iron stake being the Southwest corner of Garmon W. Burton (See Deed Book 1146, Page 1726), now or formerly; running thence with Burton's South line North 69 deg. 27' East 170.00 feet to an iron stake; running thence South 31 deg. 35' East 130.0 feet to an iron stake, the Northeast corner of Stafford R. Peebles (See Deed Book 1107, Page 1540), now or formerly; running thence with Peebles' North line South 70 deg. 12' West 196.7 feet to an iron stake in the East right of way line of Buena Vista Road, Peebles' Northwest corner; running thence with said right of way line, North 19 deg. 39' West 125.0 feet to the point and place of **BEGINNING**, according to a survey entitled "Property of William H. May and wife, Joyce S. May" dated July 6, 1982, and revised on April 18, 1986, prepared by United, Limited. For further reference, see Deed Book 1367, Page 1181.

BEING INFORMALLY KNOWN as Tax Lot 11M, Block 14485, Winston Township, Forsyth County Tax Records.

Property Address: 3541 Buena Vista Road, Winston-Salem, NC 27106