

2025000601 00061

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED
 01/08/2025 10:41:00 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3843
PG: 2921 - 2924

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$30.00

Parcel Identifier No. 6828-53-7772

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: Lot 25, Caudle Crest, Section 2, PB 16, PG 217

THIS DEED made the 6th day of January, 2025, by and between

GRANTOR	GRANTEE
Michael A. Fulp (unmarried) Grantor Address: <u>3154 HWY 8 N.</u> <u>Darbury NC 27016</u>	Marcelo Mota Property Address: Barlow Circle Winston-Salem, NC 27105

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 by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3796, Page 231, 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.

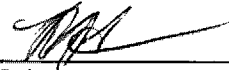
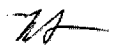
submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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


 _____ (SEAL)
 Michael A. Fulp
 Michael R. Fulp 

STATE OF North Carolina

COUNTY OF Stokes

I, the undersigned Notary Public, do hereby certify that Michael A. Fulp personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 6th day of January, 2025.



 Tatia D Schmidt Notary Public

My commission expires: July 8, 2028

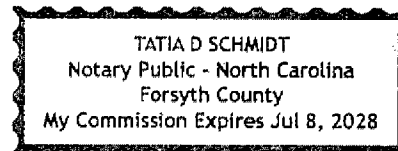


Exhibit "A"
Property of Marcelo Mota
Barlow Circle

BEGINNING at a one-inch iron pipe in the eastern margin of Barlow Circle (60-foot public right-of-way, recorded in Plat Book 16, Page 217, Forsyth County Register of Deeds), said point also being the northeast corner of the property now or formerly owned by Hollist McNutt, Maria Neff McNutt, Michael C. Neff, and Kimberlee Adams Neff (Deed Book 3683, Page 1539) (hereinafter "McNutt"); thence running with the eastern margin of Barlow Circle N 22° 31' 59" E 118.02 feet to an iron rebar set; thence continuing with the eastern margin of Barlow Circle N 14° 10' 17" E 99.22 feet (L= 99.41', R= 457.94') to an iron rebar set, said iron rebar set being the intersection of the eastern margin of Barlow Circle and the western margin of US Highway 52 (SB 52), said iron pipe set also being the northern point of the subject property; thence running with the western margin of US Highway 52 S 20° 53' 12" E 34.39 feet to a concrete right-of-way monument (N: 883,878.87', E: 1,625,752.91') in the western margin of US Highway 52; thence continuing with the western margin of US Highway 52 S 23° 30' 06" E 311.64 feet (L=311.73', R=3792.00') to a one-inch iron pipe on the northern corner of the property now or formerly owned by Judi C. Griffin and Laurel Gabriel Griffin (Deed Book 2703, Page 4231) ("Griffin"); thence running with the northwest line of Griffin S 38° 37' 39" W 40.00 feet to a nail set at base of five-eighths inch pipe, said set being on the northwest line of Griffing and being the southernmost point of the subject property; thence running with the northern line of McNutt N 51° 30' 57" W 231.34 feet to an one-inch pipe, said pipe being the point and place of BEGINNING, being 0.640 acres, more or less, according to an unrecorded survey dated April 5, 2024, entitled "Boundary Survey for: Michael A. Fulp" by David K. Alley (L-4492) and bearing job number 31-6-03.

Subject to restrictions of record. See Deed Book 746, page 42.

The subject property is the same as that property described in Deed Book 3796, Page 231, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6828-53-7772 on the Forsyth County Tax Maps.