

2025001662 00111FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$58.00

PRESENTED & RECORDED

01/17/2025 02:00:34 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3844**PG: 4264 - 4265****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$58.00

Parcel Identifier No.: 5896-65-8076

Mail/Box to: Rodrick J. Chernouski and wife, Danielle R. Chernouski, 1191 Meadowlark Dr., Winston Salem,
NC 27106*This instrument was prepared by: David T. Kasper, 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: Lots 50, 51, 52

THIS DEED made this **14th** day of **January**, 20 **25**, by and between:

GRANTOR	GRANTEE
Voyce Cheatwood and wife, Donna M. Cheatwood	Rodrick J. Chernouski and wife, Danielle R. Chernouski
Forwarding address:	Buyer mailing address: 1191 Meadowlark Dr. 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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 50, 51 and 52, Block B, of the I.A. Harper Development, as recorded in Plat Book 8, Page 205(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

No portion of the property herein conveyed includes the Grantor's primary residence.

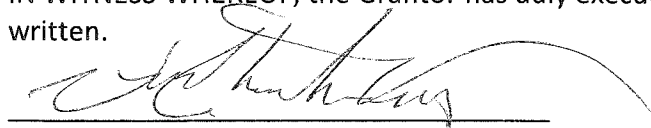
For back title see Deed Book ____, Page ____, Forsyth County Registry.

submitted electronically by "Kasper & Payne, P.A."
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, other than the following exceptions: Easements, restrictions of record, and ad valorem taxes for 2025 and subsequent years.

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



Voyce Cheatwood



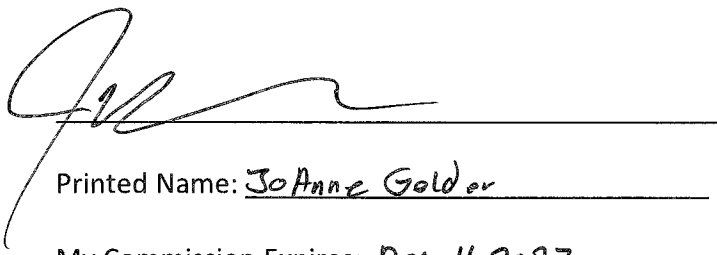
Donna M. Cheatwood

STATE OF North Carolina

COUNTY OF Onslow

I, JoAnne Gelder, a Notary Public, do hereby certify that Voyce Cheatwood and Donna M. Cheatwood personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 14 day of January, 2025.



Printed Name: JoAnne Gelder

My Commission Expires: Dec 4 2027

JOANNE GELDER
Notary Public, North Carolina
Onslow County
My Commission Expires
December 04, 2027