

2025003588 00152

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1700.00

PRESENTED & RECORDED

02/05/2025 04:34:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3847**PG: 1673 - 1675**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,700.00

Parcel Identifier No.: 6815-75-2095 (Block 1897, Lot 071)

Mail tax bills to Grantee: 360 Lynn Avenue, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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 71 and part of "Reserved" Lot, Country Club Estates

THIS DEED made this 5 day of February, 2025 by and between,

GRANTOR	GRANTEE
CYNTHIA EVANS TESSIEN and husband, WILLIAM THOMAS TESSIEN	ALEXANDER BRADLEY DILLON and wife, EMILEE KING DILLON
Mailing Address: 3444 Gladstone Street, Winston-Salem, NC 27104	Mailing Address: 360 Lynn Avenue, Winston-Salem, NC 27104

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:

BEGINNING at an iron stake in the West line of Lynn Avenue, being the Southeast corner of Lot 72 as shown on the Revised Map of Country Club Estates recorded in Plat Book 4, Page 192 1/2 in the Office of Register of Deeds of Forsyth County, North Carolina; and running thence with the West line of Lynn Avenue, South 01 degrees 24 minutes West 144.94 feet to an iron stake; thence on a new line, North 87 degrees 36 minutes West 151.70 feet to an iron stake; thence South 02 degrees 24 minutes West 25 feet to an iron stake in the Northern line of Lot 70; thence with the Northern line of Lot 70, North 87 degrees 36 minutes West 53.80 feet to an iron stake; thence North 02 degrees 20 minutes East 169.87 feet to an iron stake, the Southwest corner of Lot 72; thence with the Southern line of Lot 72, South 88 degrees 36 minutes East 203.35 feet to the place of beginning and being Lot 71 and the major portion of Lot shown as "Reserved" as shown on the Revised Map of Country Club Estates recorded in Plat Book 4, Page 192 1/2 in the Office of Register of Deeds of Forsyth County, North Carolina.

Property Address: 360 Lynn Avenue, Winston-Salem, NC 27104

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

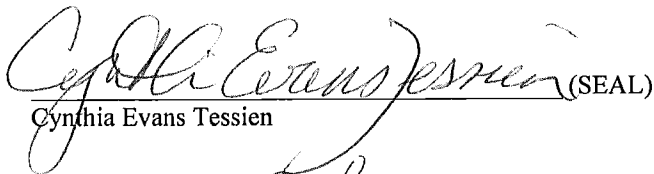
The property does include the primary residence of the Grantor.

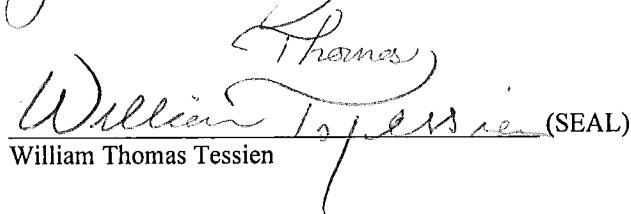
The property herein above described was acquired by Grantor by instruments recorded in Book 2274, Page 1844, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 4, Page 192 ½.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

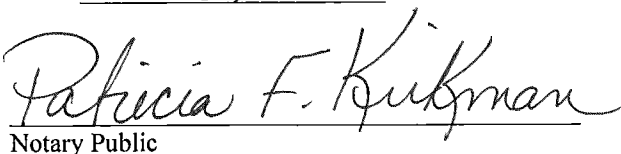
 (SEAL)
Cynthia Evans Tessien

 (SEAL)
William Thomas Tessien

State of North Carolina, County of Forsyth

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Cynthia Evans Tessien and William Thomas Tessien**

Date: 2/5/25


Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/29

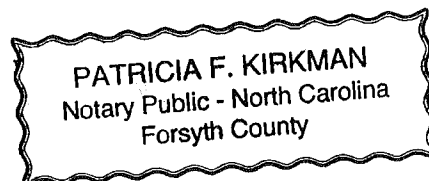


Exhibit A

BEGINNING at an iron stake in the West line of Lynn Avenue, being the Southeast corner of Lot 72 as shown on the Revised Map of Country Club Estates recorded in Plat Book 4, Page 192 1/2 in the Office of Register of Deeds of Forsyth County, North Carolina; and running thence with the West line of Lynn Avenue, South 01 degrees 24 minutes West 144.94 feet to an iron stake; thence on a new line, North 87 degrees 36 minutes West 151.70 feet to an iron stake; thence South 02 degrees 24 minutes West 25 feet to an iron stake in the Northern line of Lot 70; thence with the Northern line of Lot 70, North 87 degrees 36 minutes West 53.80 feet to an iron stake; thence North 02 degrees 20 minutes East 169.87 feet to an iron stake, the Southwest corner of Lot 72; thence with the Southern line of Lot 72, South 88 degrees 36 minutes East 203.35 feet to the place of beginning and being Lot 71 and the major portion of Lot shown as "Reserved" as shown on the Revised Map of Country Club Estates recorded in Plat Book 4, Page 192 1/2 in the Office of Register of Deeds of Forsyth County, North Carolina.

Tax Parcel Number: 6815-75-2095 (Block 1897, Lot 071)

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