

2025003825 00064

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

02/07/2025 11:49:40 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3847

PG: 2909 - 2912

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: No Taxable Consideration Recording Time, Book and Page
Parcel Identifier No. 6865-81-3097.000
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361
This instrument was prepared by: Mark L. McGuire, Attorney at Law

THIS DEED made this the 7th day of February, 2025, by and between

GRANTOR

**Mae Culler, free trader
Matthew Weavil and wife, Amber Weavil**

Mailing Address: 1533 Jubilee Trail, Kernersville, NC 27284

GRANTEE

**Mae Culler, free trader
Matthew Weavil and wife, Amber Weavil**

**Mailing Address: 1533 Jubilee Trail, Kernersville, NC 27284
Property Address: 1533 Jubilee Trail, Kernersville, NC 27284**

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

Submitted electronically by "Mark L. McGuire, 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.

or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto

The property hereinabove described was acquired by instrument recorded in Book 3828, Page 4299, Forsyth County Registry.

All or a portion of the property herein conveyed xx includes or does not include the primary residence of a Grantor.

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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record
Deed of Trust recorded in Book 3828, Page 4301

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

Mae Culler (SEAL)
Mae Culler

Matthew Weavil (SEAL)
Matthew Weavil

Amber Weavil (SEAL)
Amber Weavil

State of North Carolina
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mae Culler and Matthew Weavil and Amber Weavil

Witness my hand and Notarial stamp or seal this 7th day of February, 2025.

Mark L. McGuire
Notary Public

Mark L. McGuire
Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2027

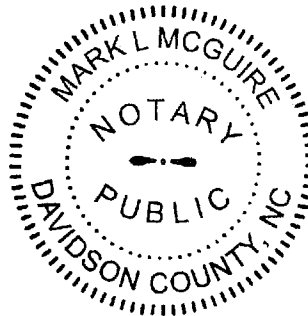


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Number 25 of SEDGE LAKE GARDEN, SECTION 1, a map and Plat of which is duly recorded in Plat Book 32 at Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.