

2025003836 00074

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$308.00

PRESENTED & RECORDED

02/07/2025 01:06:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3847

PG: 2971 - 2973

GENERAL WARRANTY DEEDExcise Tax: \$308.00

Tax Parcel ID No. 6834-94-9573.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, 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:

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

GRANTOR:Danielle S. Wood, unmarried

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE:** Mikayla Lang, a single personwhose mailing address is 2606 Thomasville Road, Winston-Salem, NC 27107(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3652 Page 2602, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
 Print/Type Name & Title: _____ Danielle S. Wood

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of NC
 County of FORSYTH

(Official/Notarial Seal)

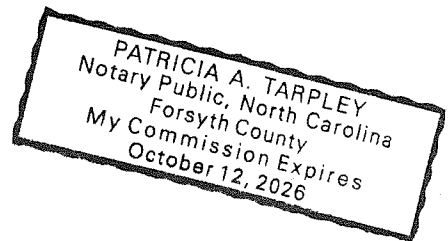
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Danielle S. Wood

_____[insert name(s) of principal(s)].

Date: 2/7/25

PATRICIA A. TARPLEY Notary Public
 Notary's Printed or Typed Name



My Commission Expires:
10/12/2026

State of _____
 County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____[insert name(s) of principal(s)].

Date: _____

 Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

SCHEDULE A

BEGINNING AT AN IRON IN THE COMMON, SOUTHERN CORNER OF LOT 21 AND LOT 22 AS SHOWN ON THE PLAT OF F.M. HAHN PROPERTY AS RECORDED IN PLAT BOOK 7, PAGE 21, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; RUNNING THENCE WITH SAID LOT 22'S EASTERN LINE, NORTH 08 DEGREES 49 MINUTES 52 SECONDS EAST 149.89 FEET TO AN IRON; THENCE SOUTH 81 DEGREES 00 SECONDS EAST 28.62 FEET TO AN IRON; THENCE SOUTH 18 DEGREES 40 MINUTES 40 SECONDS EAST 168.91 FEET TO AN IRON; THENCE WITH THE NORTHERN MARGIN OF A FIFTEEN-FOOT ALLEY, NORTH 81 DEGREES 14 MINUTES 49 SECONDS WEST 106.64 FEET TO AN IRON; THE POINT AND PLACE OF BEGINNING. BEING A PART OF LOT 21 OF THE F.M. HAHN PROPERTY RECORDED IN PLAT BOOK 7, PAGE 021 OF THE FORSYTH COUNTY REGISTRY, A TRIANGULAR STRIP OF LAND FORMERLY LONG STREET NOW CLOSED AND ANOTHER TRIANGULAR STRIP OF LAND IN THE EXTREME SOUTHEAST CORNER OF THE ABOVE-DESCRIBED TRACT. ALL ACCORDING TO UNRECORDED SURVEY FOR JOSEPH EDWARD FRANKLIN, R.L.S, #L-865, JOSEPH E. FRANKLIN SURVEYING COMPANY, DATED 12 JUNE 1996, JOB NO. 16-727. TOGETHER WITH IMPROVEMENTS LOCATED THEREON.