

2025004295 00089

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$390.00

PRESENTED & RECORDED

02/12/2025 01:09:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3848**PG: 984 - 988****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$390.00

Parcel Identifier No. 6838-02-9548.000

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

By: _____

Mail/Box to: Grantee at: 402 Neston St, Winston-Salem, NC 27105

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Metes & bounds, Forsyth County, North Carolina.

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

GRANTOR	GRANTEE
DARYL THOMAS MUNCUS and spouse, RHONDA MCCRAW MUNCUS AND LORI MUNCUS MADDEN, divorced AND TERESA MUNCUS BARKER and spouse, MICHAEL BARKER	KEVIN BOWMAN and spouse, SHANNON BOWMAN
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>9507 LOST KEY COURT</u> <u>RALEIGH, NC 27617</u>	<u>402 NESTON STREET</u> <u>WINSTON-SALEM, NC 27105</u>
PROPERTY ADDRESS IS _____ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE	

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 ATTACHED EXHIBIT "A"

Submitted electronically by "Heather Kiger 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.

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

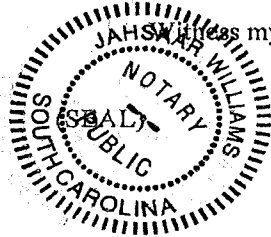
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Daryl Thomas Muncus (SEAL)
DARYL THOMAS MUNCUS

Rhonda McCraw Muncus (SEAL)
RHONDA MCCRAW MUNCUS

State of South Carolina – County of Greenville

I, Jahsaar Williams, a Notary Public of Greenville County,
State of South Carolina, certify that **DARYL THOMAS MUNCUS** personally
appeared before me this day and acknowledged the execution of the foregoing instrument.



Witness my hand and Notarial stamp or seal this 10th day of February, 2025.

Jahsaar Williams Notary Public

My Commission Expires: _____ **My Commission Expires**
August 25, 2030

State of South Carolina – County of Greenville

I, Jahsaar Williams, a Notary Public of Greenville County,
State of South Carolina, certify that **RHONDA MCCRAW MUNCUS** personally
appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 10th day of February, 2025.



Jahsaar Williams Notary Public

My Commission Expires: _____ **My Commission Expires**
August 25, 2030

Lori Muncus Madden (SEAL)
LORI MUNCUS MADDEN

State of NC -- County of Wake

I, Lara Bernal Moreno, a Notary Public of Wake County,
State of NC, certify that **LORI MUNCUS MADDEN** personally
appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 05 day of February, 2025.

(SEAL)

Lara Bernal Moreno Notary Public
My Commission Expires: 7/25/29

LARA BERNAL MORENO
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires July 25, 2029

Teresa M Barker (SEAL)
TERESA MUNCUS BARKER

Michael Barker (SEAL)
MICHAEL BARKER

State of North Carolina – County of Forsyth

I, *DAVID Cummings*, a Notary Public of Forsyth County, State of North Carolina, certify that **TERESA MUNCUS BARKER** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 5 day of February, 2025.

(SEAL)

David Cummings
 NOTARY PUBLIC
 Forsyth County, NC
 My Commission Expires July 28, 2027

[Signature] Notary Public
 My Commission Expires: 07/28/2027

State of North Carolina – County of Forsyth

I, *DAVID Cummings*, a Notary Public of Forsyth County, State of North Carolina, certify that **MICHAEL BARKER** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 5 day of February, 2025.

(SEAL)

David Cummings
 NOTARY PUBLIC
 Forsyth County, NC
 My Commission Expires July 28, 2027

[Signature] Notary Public
 My Commission Expires: 07/28/2027

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot No. 17 on the Map of Gladstone Courts, said map being of record in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17, page 183, to which reference is hereby made for a more particular description.

Also the adjoining strip of land described as follows: BEGINNING at an iron stake on the west side of Neston Drive, said stake being at the southeast corner of Lot No. 17 on the hereinafter mentioned map, and running thence North 85 degs. 17' West 180 ft. to an iron stake, the southwest corner of Lot No. 17; thence South 3 degs. 23' West 56 ft. to an iron stake in the west line of Lot No. 18; thence South 85 deg. 17' East 180 ft. to an iron stake on the west side of Neston Drive; thence along the west side of Neston Drive, North 3 deg. 23' East 56 ft. to an iron stake, the place of BEGINNING. The same being the northern half of Lot No. 18 as shown on the Map of Gladstone Courts, as recorded in Plat Book 17, page 183 in the Office of the Register of Deeds of Forsyth County, North Carolina.

For Informational Purposes Only:

Parcel #: 6836-02-9548

Property Address: 402 Neston Drive, Winston Salem, NC 27105