

2025004484 00110

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$20.00

PRESENTED & RECORDED

02/13/2025 01:49:08 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3848**PG: 1989 - 1991****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$20.00
Parcel ID:	6847-39-0482
Mail/Box to:	John Southard Inc a NC Corporation, 448 Lawndale Drive, Winston-Salem, NC 27104
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	metes & bounds of 0.45 of an acre in Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 13 day of February, 20 25, by and between:

GRANTOR	GRANTEE
Keith F. Stull and spouse, Kimberly A. Stull 5075 Monte Vista Street Winston Salem, NC 27105	John Southard Inc a NC Corporation 448 Lawndale Drive Winston-Salem, NC 27104

Property Address: 0 Monte Vista Street, Winston-Salem, NC 27105

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3194 Page 2038.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

X Keith F. Stull

Name: Keith F. Stull

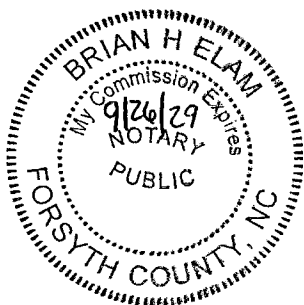
X Kimberly A. Stull

Name: Kimberly A. Stull

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Brian H Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 13 day of February, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Keith F. Stull and Kimberly A. Stull

Affix Notary Seal/Stamp



Brian H Elam

Notary Public (Official Signature)

My commission expires: September 26, 2029

EXHIBIT "A"

Property Address: 0 Monte Vista Street, Winston-Salem, NC 27105
Tax ID: 6847-39-0482 / Block 3016 Lot 024E

BEGINNING at an iron said iron being located approximately 453 feet North from the Northwestern intersection of Monte Vista Avenue and school Street, said iron being in the old Western right-of-way line of Monte Vista. Avenue, and said iron also being the Southeast corner of the property formerly owned by Jerry M. Swaim, as recorded in Deed Book 922, page 270; thence from said beginning point North 87 degrees 19 minutes West 235 feet (more or less) to an iron stake on the Sadie J. Bodenhamer line; thence North 2 degrees 07 minutes West 85 feet along the Eastern boundary of Bodenhamer line to an iron stake, said iron stake being located 15 feet South from the original line of said Swain property; thence South 87 degrees 19 minutes 30 seconds East 245.77 feet to an iron in the old right-of-way line of Monte Vista Avenue; thence South 1 degree West along the old Western right-of-way line of Monte Vista Avenue a distance of 85 feet to the point and place of BEGINNING.