

2025004858 00064

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

PRESENTED & RECORDED
 02/18/2025 01:07:23 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3848
PG: 4032 - 4034

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,700.00

Parcel Identifier No.: 6825-39-9306 (Block 1141, Lot 064)

Mail tax bills to Grantee: 63 Oak Avenue, Mexico Beach, FL 32456

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 64, Buena Vista

THIS DEED made this 6th day of February, 2025 by and between,

GRANTOR	GRANTEE
CLAUDIA C. FLEMING and husband, GARY G. FLEMING	JOHN GILLETTE BURNS (married)
Mailing Address: 1169 Francis Asbury Drive, #146, Winston-Salem, NC 27104	Mailing Address: 63 Oak Avenue, Mexico Beach, FL 32456

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 Exhibit A attached hereto and incorporated herein by reference.

Property Address: 1900 Buena Vista Road, Winston-Salem, NC 27104

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1114, Page 1552, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 2, Page 17.

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.

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.

Claudia C. Fleming (SEAL)
Claudia C. Fleming

Gary G. Fleming (SEAL)
Gary G. Fleming

State of North Carolina, County of Forsyth

I certify that the following person(s) 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: **Claudia C. Fleming and, Gary G. Fleming**

Date: 2/6/25

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29

Exhibit A

BEGINNING at a point 109 feet west of the southwest intersection of Buena Vista Road and Carolina Circle and running thence in a southerly direction 200 feet along the line of Lot #65 to Lot #62; thence eastwardly along the line of Lot #62, 109.4 feet to the west side of Carolina Circle; thence northwardly along the west side of Carolina Circle 200 feet to the intersection of Carolina Circle and Buena Vista Road; thence northwardly along the South side of Buena Vista Road 109 feet to the point of BEGINNING, and being known and designated as Lot #64 on the Map of Buena Vista developed by Standard Improvement Company, prepared by Pegram, Ellerbe and Reynolds, C. E., in January, 1924, recorded in the Office of the Register of Deeds of Forsyth County, in Plat Book 2, Page 17, to which reference is hereby made for more particularity of description.

The northeast corner of this Lot No. 64, having been rounded by the City for street improvement, it is understood that this lot is accepted by grantee as it now shows, as no accurate measurement has been made since the curve was established.

Carolina Circle is now known and designated as Springdale Avenue.

Tax Parcel Number: 6825-39-9306 (Block 1141, Lot 064)

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