

**2025005532 00119**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$100.00**

PRESENTED &amp; RECORDED

02/24/2025 01:37:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3849

PG: 3272 - 3273

## NORTH CAROLINA WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No. 6853-84-4136

*Delinquent taxes, if any, to be paid to the county tax collector upon disbursement of closing proceeds.***Mail to: Grantee, 451 Jones Road, Winston-Salem, NC 27107**

This instrument was prepared by: Jon Mendini, a validly licensed NC Attorney at Law

[ ] Property conveyed includes Grantor's primary home, if checked.

THIS DEED made this \_\_\_\_\_ day of February 2025, by and between

GRANTOR		GRANTEE
James S. Martin, unmarried	)	Anna M. Daniel and spouse, Brian Thomas Daniel, Sr.
	)	
	)	
	)	
Mailing Address:	)	Property Address:
2256 Union Cross Road	)	Parcel 6853-84-4136 Sawmill Road
Winston-Salem, NC 27107	)	Winston-Salem, NC 27107

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 the City of \_\_\_\_\_, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

**BEING ALL OF LOT 1, CONTAINING 4.614 ACRES, MORE OR LESS, ACCORDING TO A SURVEY RECORDED IN PLAT BOOK 79, PAGE 102, FORSYTH COUNTY REGISTRY.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1431 at page 1802.

A map showing the above-described property is recorded in Plat Book 79 at page 102.

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:

All valid and enforceable easements, covenants, conditions, restrictions and rights-of-way of record, and the lien of ad valorem taxes for the current year, which Grantee hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

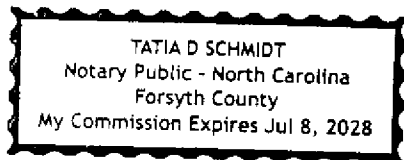
*James S. Martin*

James S. Martin

State of North Carolina, County of Forsyth

I, Tatia D Schmidt, a Notary Public for the County and State aforesaid, do hereby certify that James S. Martin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 18th day of February, 2025.



*[Signature]*

Notary Public (print) Tatia D Schmidt  
My commission expires: July 8, 2028