



2025005789 00012

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
 02-26-2025 09:11:05 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3850**PG: 51-53**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2025.
 BY: _____

Mail/Box to: Grantee @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045
 Brief description for the index: 1.04 acres more or less, Baux Mountain Road

THIS DEED made this the 24th day of February, 2025, by and between:

<i>GRANTOR</i>	<i>GRANTEES</i>
LINDA B. FELTS, widow 3377 Ridge Road Lexington, NC 27295	JOSEPH A. FULLER 4864 Baux Mountain Road Winston-Salem, NC 27105

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" FOR A COMPLETE LEGAL DESCRIPTION.

PROPERTY ADDRESS: 4864 Baux Mountain Road, Winston-Salem, NC 27105

Parcel ID #: 6838-84-9930.000

As per NCGS sec. 105-317.2 the foregoing property was [X] was not ☐ the primary residence of the Grantor.
 The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 1039 at a Page 1697.

A map showing the above-described property is recorded in Plat Book _____ at Page _____.
 The 2024 Taxes have been paid.

Original to: Adam Nelson

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to the Grantee(s), in fee simple.

And the Grantor covenants with the 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:

Any Easements, Right-of-Ways and /or Restrictions of Record, Future Ad Valorem Taxes

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

Linda B. Felts (SEAL)
LINDA B. FELTS

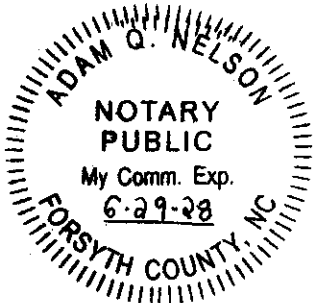
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that LINDA B. FELTS personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>25th</u> day of <u>February</u>, 2025.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2028</u></p>
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EXHIBIT "A"

BEGINNING at an iron stake in the Western margin of Baux Mountain Road, said iron stake also being located at the Northeastern corner of the property described in Deed Book 676 at Page 192; running thence North 86 degrees 16 minutes West 387.78 feet to an old iron in the Northeast corner of Lot #25 as shown on the Map of Idlewild, Section II, map of same being recorded in Plat Book 16 at page 187 and continuing North 86 degrees 16 minutes West with the Northern line of said Lot #25, 74.72 feet to an old iron; (the last 2 calls running a total distance of 462.5 feet from the place of beginning) running thence North 3 degrees 40 minutes East 100 feet to an iron; running thence South 86 degrees 05 minutes East 445.7 feet to an iron in the Western margin of Baux Mountain Road; running thence with the western line of Baux Mountain Road South 6 degrees 0 minutes East 100 feet to the point and place of beginning. Said lot also being known as Lot 1-M, Block 3000 as shown on the Forsyth County Tax Map of Middlefork Township.