

**2025006732 00108**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$34.00  
PRESENTED & RECORDED  
03/04/2025 01:36:23 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3851  
PG: 1387 - 1391

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**NORTH CAROLINA GENERAL WARRANTY DEED**

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Excise Tax: \$34.00

LO:086D BL:5357

Parcel Identifier No. 6867-01-8337.000

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Mail after recording & all future tax bills to: GRANTEE

This instrument was prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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THIS DEED made this 27 day of February, 2025 by and between:

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**GRANTORS**

**W. LANE IDOL, JR. and wife, KAYE C. IDOL**  
Mailing Address: 154 Hearthside Lane, Mocksville, NC 27028

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**GRANTEE**

**RYCO CONSTRUCTION, LLC**  
a North Carolina Limited Liability Company  
Mailing Address: 829 Walkertown Guthrie Road, Winston Salem, NC 27101

Subject Property: 4990 Carbine Court, Winston Salem, NC 27101

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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 Middlefork II Township, Forsyth County, North Carolina, and more particularly described as follows:

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**SEE ATTACHED EXHIBIT A**

The above described property is not the primary residence of the Grantor. Prior deed can be found in Deed Book 1741 at Page 1708, Forsyth County Registry. An Easement is recorded in Deed Book 2082 at Page 4357, Forsyth County Registry.

**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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals, this the day and year first above written.

W. Lane Idol, Jr. by Steven B. Idol POA  
**W. LANE IDOL, JR. by Steven B. Idol his Power of Attorney**

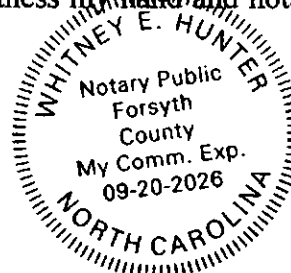
Kaye C. Idol by Steven B. Idol POA  
**KAYE C. IDOL by Steven B. Idol her Power of Attorney**

**NORTH CAROLINA, FORSYTH COUNTY**

I, Whitney E Hunter, a Notary Public in and for County and State, do hereby certify that Steven B. Idol Attorney in Fact for W. Lane Idol, Jr. aka Walter Lane Idol, Jr., personally appeared before me this day and being by me duly sworn says that he executed the foregoing instrument for and in behalf of W. Lane Idol, Jr., and that his authority to execute and acknowledge said instrument is contained in a Durable Power of Attorney as signed by W. Lane Idol, Jr. and dated October 24, 2019 and recorded in Deed Book 3673 at Page 3226, Forsyth County Registry and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that Steven B. Idol acknowledged the due execution of the foregoing deed for the purposes therein expressed for and in behalf of W. Lane Idol, Jr. I do further certify that I am not a party to the foregoing instrument. Witness my hand and notarial seal, this the

27 day of February, 2025.

Whitney E Hunter  
 Notary Public  
 My Commission Expires: 9/20/2024



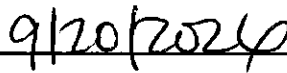
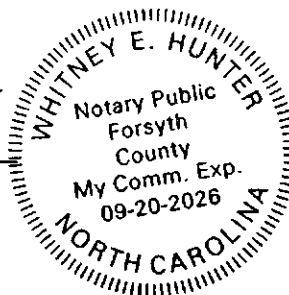
**NORTH CAROLINA, FORSYTH COUNTY**

I, Whitney E Hunter, a Notary Public in and for County and State, do hereby certify that Steven B. Idol Attorney in Fact for Kaye C. Idol, personally appeared before me this day and being by me duly sworn says that he executed the foregoing instrument for and in behalf of Kaye C. Idol and that his authority to execute and acknowledge said instrument is contained in a Durable Power of Attorney as signed by Kaye C. Idol and dated October 24, 2019 and recorded in Deed Book 3673 at Page 3232, Forsyth County Registry and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that Steven B. Idol acknowledged the due execution of the foregoing deed for the purposes therein expressed for and in behalf of Kaye C. Idol. I do further certify that I am not a party to the foregoing instrument. Witness my hand and notarial seal, this the 27 day of February 2025.



Notary Public

My Commission Expires:

**EXHIBIT A**

**BEGINNING** at a 1" EIP lying in the northern margin of right of way of Walkertown Guthrie Road Public 60" R/W and said 1" EIP being the southwestern corner of the lot deeded unto W L Idol, Jr. and Brenda Idol (DB 1030, Pg 552, Tax Parcel 6867-01-7176), thence from said 1" EIP and continuing along the northern margin of right of way of Walkertown Guthrie Road Public 60' R/W North 24° 39' 24" East 179.35 feet to a bent 1" EIP; said bent 1" EIP lying in the northern margin of right of way of Walkertown Guthrie Road Public 60' R/W and being the southeast terminus of Carbine Court Public 60" R/W; thence continuing from bent 1" EIP and along the eastern margin of right of way of Carbine Court Public 60" R/W South 85° 49' 24" East 78.06 feet to a ¾" EIP; thence South 85° 49' 24" East 29.99 feet to a 1" EIP, said 1" EIP lying in the eastern margin of right of way of Carbine Court Public 60' R/W and also being the southwestern corner of the lot deeded unto Dawn M. Vallieres (DB 3052, Pg 3573, Tax Parcel 6867-01-9392); thence from said 1" EIP along the southern property line of Dawn M. Vallieres (DB 3052, Pg 3573, Tax Parcel 6867-01-9392) South 03° 35' 03" West 32.23 feet to a ¾" EIP; thence continuing along the southern property line of Dawn M. Vallieres (DB 3052, Pg 3573, Tax Parcel 6867-01-9392) South 03° 35' 03" West 138.04 feet to a gear axle; thence from said gear axle North 85° 24' 33" West 172.56 feet to the point and place of **BEGINNING**.

Containing 0.54 acres +/- as surveyed for Steve Idol by Allied Land Sureveying Co., P.A. dated August 29<sup>th</sup>, 2024 and Job # 14-879. A copy is attached herein as **Exhibit B**.

