

**2025008485 00134**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$560.00**

PRESENTED & RECORDED  
 03/18/2025 03:35:37 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3853**  
**PG: 2054 - 2055**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 560.00

Parcel Identifier No.: 6838-26-8680.000 (Block 2993B, Lot 035)

Mail tax bills to Grantee: 217 Creeksedge Court, Winston-Salem, NC 27105

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 35, Pinebrook Manor, Section 1

THIS DEED made this 14 day of March, 2025 by and between,

GRANTOR	GRANTEE
<b>JAMES M. SHORT and wife, LAFAYE S. SHORT</b>	<b>CALEB A. HOLMES and wife, PARDIS NOORMANDIPOUR</b>
Mailing Address: 1978 Quill Court, Kannapolis, NC 27105	Mailing Address: 217 Creeksedge Court, 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:

**Being known and designated** as Lot 35, PINEBROOK MANOR, SECTION 1, as shown on the plat recorded in Plat Book 32, Page 124, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 217 Creeksedge Court, Winston-Salem, NC 27105

**The property does include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1674, Page 1366, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 32, Page 124 .

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.

James M. Short (SEAL)  
James M. Short

LaFaye S Short (SEAL)  
LaFaye S. Short

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: **James M. Short and LaFaye S. Short**

Date: 3-14-25

Patricia F. Kirkman  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5/29/29