

**2025008592 00070**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1290.00**

PRESENTED &amp; RECORDED

03/19/2025 12:27:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3853

PG: 2561 - 2563

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,290.00

---

Parcel Identifier No.: 6825-59-4101.000 (Block 1148, Lot 017B); 6825-59-3272.000 (Block 1148, Lot 017A); and  
 6825-59-2055.000 (Block 1840, Lot 101)

Mail tax bills to Grantee: 1700 Virginia Avenue, Winston-Salem, NC 27104

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: Lots 17-B, 17A Buena Vista; and part of Lot 6, L. B. Hilton Property

THIS DEED made this 17th day of March, 2025 by and between,

GRANTOR	GRANTEE
<b>ANDREA DRUM KEPPLER</b> <b>(unmarried)</b>	<b>TIMOTHY DILLON, JR. and</b> <b>wife, TAYLOR DAVIS DILLON</b>
Mailing Address: 440 E. 26th Ave., Seattle, WA 98112	Mailing Address: 1700 Virginia Avenue, Winston-Salem, NC 27104

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: 1700 Virginia Avenue, 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 964, Page 254, Book 978, Page 317, and Book 979, Page 316 Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 4, Page 13.

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.

*Andrea Drum Kepple by Dana D. Kepple Pietromonco, A.F.F.*  
 Andrea Drum Kepple by Dana D. Kepple Pietromonco,  
 her Attorney in Fact

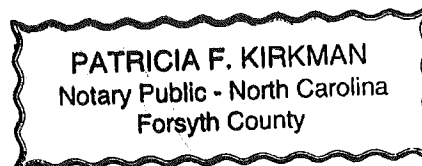
State of North Carolina, County of Forsyth

I, Patricia F. Kirkman, a Notary Public of Forsyth County, North Carolina hereby certify that, Dana D. Kepple Pietromonco, Attorney in-Fact for Andrea D. Kepple personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Andrea D. Kepple and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3852, Page 3758, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that said Dana D. Kepple Pietromonco acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Andrea D. Kepple.

Date: 3-17-25

*Patricia F. Kirkman*  
 Notary Public

Patricia F. Kirkman  
 printed or typed name of notary public



My Commission Expires: 5/29/29

## Exhibit A

### Tract 1:

Lying and being in the city of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at a point in the west edge of Hawthorne Road, being the southeast corner of Lot No. 17-A; thence in a southwestwardly direction along the south line of Lot No. 17-A a distance of 205 feet to a point in the old property line, the southwest corner of Lot No. 17-A; thence in a southerly direction with the old property line, 95 feet to a point in the north line of a 10-foot alley; thence in a northeastwardly direction along the north line of Lot No. 17-C a distance of 271.1 feet to a point in the west edge of Hawthorne Road, the northeast corner of Lot No. 17-C; thence in a northwestwardly direction along the west edge of Hawthorne Road a distance of 80 feet to the point of BEGINNING. Being Lot No. 17-B, as shown on the map entitled "Buena Vista" made by J. D. Spinks, dated January, 1924, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, Page 13. For further reference see Deed recorded in Book 373, Page 73.

Tax Parcel Number: 6825-59-4101.000 (Block 1148, Lot 017B)

Property Address: 1700 Virginia Avenue, Winston-Salem, NC 27104

### Tract 2:

**Being known and designated** as Lot No. 17A, as shown on the plat of BUENA VISTA, as recorded in Plat Book 4, Page 13, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat is hereby made for a more complete description.

Tax Parcel Number: 6825-59-3272.000 (Block 1148, Lot 017A)

Property Address: 0 Virginia Road, Winston-Salem, NC 27104

### Tract 3:

BEGINNING at a point in the north line of Lot No. 6 of the L.B. Hilton property, said point being 73.3 feet west of Horace Mann Avenue, and running North 88 deg. and 30' West, a continuation of the north line of said Lot No. 6, 100.7 feet to the west line of said Lot No. 6; thence North 2 deg. and 00' East, 101.5 feet to a stone; thence South 87 deg. and 45' East, 104.8 feet to an iron stake; thence South 3 deg. and 35' West, 98.4 feet to the place of beginning, being a part of Lot No. 6 of the L.B. Hilton Estate, which plat is recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 6, Page 33, and being designated on the Forsyth County Tax Maps as Lot 101, Block 1840, Winston Township. See Deed Book 290, Page 45.

Tax Parcel Number: 6825-59-2055.000 (Block 1840, Lot 101)

Property Address: 0 Horace Mann Avenue, Winston-Salem, NC 27104