

2025008837 00001FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$673.00

PRESENTED & RECORDED

03/21/2025 08:01:38 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3853**PG: 3959 - 3960****NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$673.00**

Parcel Identifier No. 6825-62-4198.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 18th day of March, 2025 by and between**GRANTOR****STACEY LAYNE MARTIN F/K/A STACEY LAYNE CAIN AND HUSBAND, JERRY W. MARTIN
1125 STRATHMORE CIRCLE, WINSTON-SALEM, NC 27104****GRANTEE****G JETSENS GARDENS LLC****1048 BARNEGAT LANE, MANTOLOKING, NJ 08738****SUBJECT PROPERTY: 1707 W. ACADEMY STREET, WINSTON-SALEM, NC 27103**

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 and more particularly described as follows:

BEING AL OF LOT 33 AS SHOWN ON THE MAP OF MRS. (DR.) FRED ANDERSON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 30 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO SAID PLAT BEING MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3398, page 506, Forsyth County Registry.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.Submitted electronically by "Law Office of Clint Calaway"
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 except for the exceptions hereinafter stated.

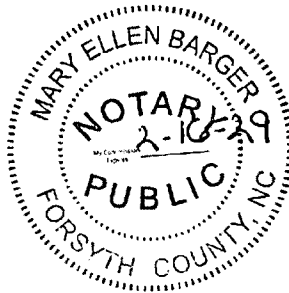
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Stacey Layne Martin (SEAL)
 STACEY LAYNE MARTIN
Jerry W. Martin (SEAL)
 JERRY W. MARTIN

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **STACEY LAYNE MARTIN AND HUSBAND, JERRY W. MARTIN.** Witness my hand and official stamp or seal, this 18th day of March, 2025.

My Commission Expires: 2-16-29



Mary Ellen Barger
 Notary Public
 Print Notary Name: Mary Ellen Barger