

2025008918 00082

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$650.00

PRESENTED & RECORDED
 03/21/2025 12:51:07 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3853
PG: 4443 - 4444

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 650.00

Parcel Identifier No.: 6834-46-7510.000 (Block 1284, Lot 075)

Mail tax bills to Grantee: 136 E. Sprague Street, Winston-Salem, NC 27127

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 75, Central Terrace

THIS DEED made this 21 day of March, 2025 by and between,

GRANTOR	GRANTEE
WILLIAM C. COUNCIL and wife, MARY M. COUNCIL	JOHN MATTHEW WOLFF and wife, MORA ROSE WOLFF
Mailing Address: 2701 Lockwood Drive, Winston-Salem, NC 27103	Mailing Address: 136 E. Sprague Street, Winston-Salem, NC 27127

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 75, as shown on the map of CENTRAL TERRACE, as recorded in Plat Book 8, Page 1-A (AA), 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: 136 E. Sprague Street, Winston-Salem, NC 27127

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3771, Page 2601, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 8, Page 1-A (AA) .

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.

William C Council (SEAL)
William C. Council

Mary M Council (SEAL)
Mary M. Council

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: **William C. Council and Mary M. Council**

Date: 3-21-25

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/29

