

2025008956 00120

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED

03/21/2025 02:38:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3854

PG: 249 - 251

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

TAX PIN: 6844-13-3941.000

Mail/Box to: Grantee: 2629 Ludwig Street, Winston-Salem, NC 27107

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney. No title search requested, none performed. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceed.

Brief description for the index: Part of Lot 110 & all of Lot 109 Carlton Bluff, PB 8, Pg 89, Forsyth County Registry

THIS DEED made this 11 day of March, 2025 by and between**GRANTOR**

Nancy G. Starbuck (unmarried)
 3717 Southdale Avenue
 Winston-Salem, NC 27107

GRANTEE

Vernetta S. Poston (unmarried)
 2629 Ludwig Street
 Winston-Salem, NC 27107

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto.

Being otherwise known as 2629 Ludwig Street and Forsyth County Parcel Identification No. 6844-13-3941.000.

For back title information, see Deed Book 1027, Page 885; Deed Book 1151, Page 0147; Deed Book 2098, Page 2713; Deed Book 2815, Page 1151; Deed Book 2911, Page 2821; and Deed Book 2926, Page 84, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

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: easements and restrictions of record, if any; violated zoning ordinances, if any, 2024 taxes are to be prorated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument on the day and year first above written.

Nancy G. Starbuck By *Attorney-in-Fact*
 (SEAL)
 Nancy G. Starbuck by Wayne E. Pittman, Attorney-in-Fact

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Wayne E. Pittman, Attorney-in-Fact for Nancy G. Starbuck, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Nancy G. Starbuck and that his 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 in the County of Forsyth, State of North Carolina on November 27, 2023 in Deed Book 3783, Page 1016 and that this instrument was executed under virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Wayne E. Pittman acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of Nancy G. Starbuck.

Witness my hand and Notarial stamp or seal this 11 day of March, 2025.

My Commission Expires: 02-09-2027

Angela W. Campbell
 Notary Public

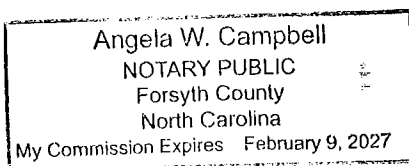


Exhibit "A"

Lot 110:

BEGINNING at an iron stake in the northeastern right of way of Ludwig Street, said stake being at the southern-most corner of Lot 110, Carlton Bluff, as described in Deed Book 1137, Page 754, Forsyth County Registry; running thence in a northwestwardly direction with the Northeast line of said street a distance of 13 feet to a stake; and of that width, 13 feet, extending in a northeasterly direction between parallel lines along the Northerly line of another lot already owned by Nancy G. Starbuck, a distance of 150 feet to an alley; being a strip 13 feet by 150 feet in dimensions off of the southernly side of said Lot 110, Carlton Bluff. Being a strip from the Southernly side of property described in Deed Book 137, Page 754.

Lot 109:

BEING known and designated as Lot No. 109 on Plat of Carlton Bluff as recorded in Plat Book 8, Page 89, in the Office of the Register of Deeds of Forsyth County, NC, to which plat reference is hereby made for a more particular description.

The above tracts being otherwise known as 2629 Ludwig Street and Forsyth County Tax Parcel Identification No. 6844-13-3941.00. For back title information, see Deed Book 1027, Page 885; Deed Book 1151, Page 147; Deed Book 2098, Page 2713; and Deed Book 2815, Page 1151; Deed Book 2911, Page 2821; and Deed Book 2926, page 84, Forsyth County Registry