

2025012738 00111

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$438.00

PRESENTED & RECORDED
04/21/2025 11:27:00 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3858
PG: 4113 - 4115

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$438.00

Parcel Identifier No.: 6899-28-6450-000
& 6899-28-7199-000

Prepared by/ mail to: Iddings & Thacker, PLLC, 333 N. Greene Street, Ste. 506, Greensboro, NC 27401 (smt/pmw)
Brief Description from the Index: Lot s 2 & 3, Nathan's View, PB 75 / PG 78

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

GRANTOR
Christine E. Ryals, unmarried

Mailing Address:
902 Meadowlands Trail NW
Calabash, NC 28467

GRANTEE
Micah Stultz and wife, Heather
Nelson

Mailing Address:
8781 Van Hoy Road
Kernersville, NC 27284

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 made a part hereof

Property Address: 8781 Van Hoy Road & 0 Van Hoy Road, Kernersville, NC 27284

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 2372, Page 1465**.
A map showing the above described property is recorded in **Plat Book 75, Page 78**, and referenced within this instrument.
Is the property herein described the primary residence of the Grantors? **No**

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.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, and rights of way of record or affecting the above-described premises and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

* Christine E. Ryals
Christine E. Ryals

South
STATE OF ~~NORTH~~ CAROLINA
COUNTY OF Horry

I, Nakia I. Joe, Notary Public, do hereby certify that Christine E. Ryals personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 18 day of April, 2025.

Nakia I. Joe
Official Signature of Notary
Printed or typed name of Notary
Nakia I. Joe
My Commission Expires: 11/24/2030

NAKIA I. JOE
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES NOV 24, 2030

Exhibit A

Being all of Lots 2 and 3, as shown on the Final Plat, Nathan's View, as per plat thereof recorded in Plat Book 75, at Page 78, in the Office of the Register of Deeds of Forsyth County, North Carolina. TOGETHER WITH and subject to that 30' non-exclusive perpetual easement and right of way to Van Hoy Road referenced in Deed Book 1549, Page 527 and further referenced in Deed Book 2062, Page 3386, in the Office of the Register of Deeds of Forsyth County, North Carolina.