

2025012808 00181

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$740.00

PRESENTED & RECORDED
 04/21/2025 03:18:52 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3858

PG: 4476 - 4478

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$740.00
Parcel ID:	6824-59-5422
Mail/Box to:	Connor Mather and spouse, Elise Kay Marvin Mather, 1009 Madison Avenue, Winston Salem, NC 27103
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 17 Granville A. Nading Estate in Plat Book 11 Page 196 being 0.23 of an acre in Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 17 day of April, 20 27, by and between:

GRANTOR	GRANTEE
Bret Yerkovich and spouse, Amy Yerkovich 1160 Byron Street Palo Alto, CA 94301	Connor Mather and spouse, Elise Kay Marvin Mather 1009 Madison Avenue Winston Salem, NC 27103

Property address: 1009 Madison Avenue, Winston-Salem, NC 27103

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3705 Page 211.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 11 Page 196.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Bret Yerkovich
 Name: Bret Yerkovich

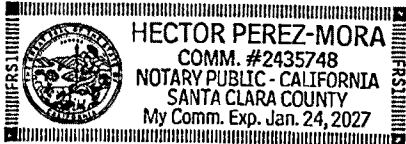
Amy Yerkovich
 Name: Amy Yerkovich

STATE OF California - , COUNTY OF Santa Clara -

I, Hector Perez-Mora - , a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17th day of April - , 20 25 - each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Bret Yerkovich and Amy Yerkovich

Affix Notary Seal/Stamp



[Signature]
 Notary Public (Official Signature)

My commission expires: 01/24/2027

EXHIBIT "A"

Property Address: 1009 Madison Avenue, Winston-Salem, NC 27103
Tax ID: 6824-59-5422 / Block 1038B Lot 017

BEING KNOWN AND DESIGNATED as Lot No. 17, as shown on the Plat of GRANVILLE A. NADING ESTATE, as recorded in Plat Book 11, Page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.