

2025013351 00113

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1670.00

PRESENTED & RECORDED

04/24/2025 01:29:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3859**PG: 2902 - 2905****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$1,670.00**Tax Parcel Number:** 6816-73-2663.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Deed preparation only – no title opinion rendered. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee**Mail Tax Bill to:** 1046 Englewood Dr. Winston-Salem, NC 27106**Brief description for the Index:** Multiple lots, Englewood, Block D**Property Address:** 1046 Englewood Dr. Winston-Salem, NC 27106THIS DEED made this 24 day of April, 2025 by and between

| GRANTOR | GRANTEE |
|---|---|
| KENNETH R. TUCKER and wife, WENDY WHITE TUCKER | JONATHAN SCHMOHL and wife, ASHLEY SCHMOHL |
| _____ _____ | 1046 Englewood Drive Winston-Salem, NC 27106 |

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 of that certain lot(s) or parcel(s) of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

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.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 2077 Page 3796, Forsyth County Registry.

THIS IS x OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 valid and enforceable easements and restrictions of record, if any; and 2025 property taxes.

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

GRANTOR:

Kenneth Robert Tucker (SEAL)
KENNETH ROBERT TUCKER

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: **KENNETH ROBERT TUCKER**

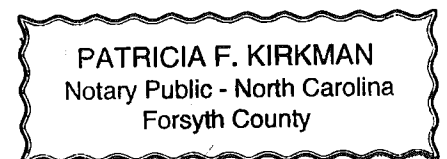
This 24 day of April, 2025.

Patricia F. Kirkman
 Official Signature of Notary

(Official Seal)

Patricia F. Kirkman
 Notary's Printed or Typed Name

My Commission Expires: 5/29/29



SEPARATE SIGNATURE PAGE TO GENERAL WARRANTY DEED

GRANTOR:

Wendy White Tucker (SEAL)
WENDY WHITE TUCKER

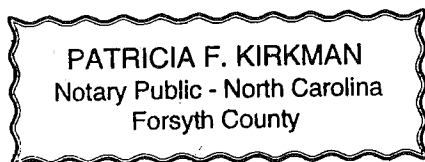
STATE OF NORTH CAROLINA

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: **WENDY WHITE TUCKER**

This 24 day of April, 2025.

(Official Seal)



Patricia F. Kirkman
Official Signature of Notary

Patricia F. Kirkman
Notary's Printed or Typed Name

My Commission Expires: 5/29/29

EXHIBIT "A"

BEGINNING at an existing iron pin in the Western right-of-way line of Englewood Drive, said iron pin marking the Northeast corner of Lot No. 41 and the Southeast corner of Lot No. 42, as shown on the Map of Englewood, Block D, in Plat Book 3, Page 56A, Forsyth County Registry; running thence from said beginning North 89 degrees 37 minutes 47 seconds West 187.89 feet to an existing iron pin; running thence North 01 degrees 59 minutes 19 seconds East, 89.14 feet to an existing iron pin; running thence North 02 degrees 49 minutes 21 seconds East, 30.63 feet to an existing iron pin; running thence North 86 degrees 26 minutes 50 seconds East 166.57 feet to an existing iron pin in the Western right-of-way line of Englewood Drive; running thence with the Western right-of-way line of said Englewood Drive South 07 degrees 24 minutes 03 seconds East 132.32 feet to an iron pin, the point and place of BEGINNING. Also known as Lots Nos. 42, 43, 44, 45 and part of Lots Nos. 46 and 47, Block D, of Englewood, as shown in Plat Book 3, Page 56A, Forsyth County Registry.

Being all that same property as described in Deed Book 1731, Page 932 and Deed Book 1783, Page 3136 Forsyth County Registry. Registry informally known as tax lots 42, 43, 44, 45, 46A and 47A, Tax Block 1487, Forsyth County Tax Maps