

2025013474 00025

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/25/2025 10:16:33 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3859
PG: 3738 - 3740

NORTH CAROLINA NON-WARRANTY DEED

| | |
|---------------------------------|--------------------------------------|
| <p>\$ NTC</p> <p>Excise Tax</p> | <p>Recording Time, Book and Page</p> |
|---------------------------------|--------------------------------------|

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

Verified by Forsyth County on theday of _____, 2025 by

Mail after recording to: Grantee: 8781 Van Hoy Road, Kernersville NC 27284

This instrument was prepared by: Ingle Law, PLLC., 8512 US Highway 158, Stokesdale NC 27357

Brief description for the Index

NO TITLE EXAM PERFORMED

THIS DEED made this **25** day of **April**, 2025, by and between

| GRANTOR | GRANTEE |
|--|---|
| <p>Micah Stultz and wife, Heather Nelson</p> <p>8781 Van Hoy Road Kernersville, NC 27284</p> | <p>Micah Stultz and wife, Heather Nelson and Makayla P. Bertucci, married</p> <p>As Joint Tenants with Rights of Survivorship</p> <p>8781 Van Hoy Road Kernersville, NC 27284</p> |

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.

The property hereinafter described IS the primary residence of Grantor.

submitted electronically by "Ingle Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantor, for 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 the County of Forsyth, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

Commonly known as 8781 Van Hoy Road & 0 Van Hoy Road, Parcel Number 6899-28-6450-000 & 6899-28-7199-000, Property was acquired by Grantor in Book 3858, Page 4113, Forsyth County Public Registry.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

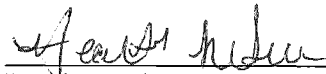
Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.



(SEAL)

Micah Stultz



(SEAL)

Heather Nelson

STATE OF NORTH CAROLINA, Guilford COUNTY

I, Raphael L. Marion, a Notary Public of Forsyth County, State of North Carolina, do hereby certify that Micah Stultz and Heather Nelson, Grantor, either being personally known to me or proven by satisfactory evidence (said evidence being a State-issued driver's license), personally and voluntarily appeared before me this day, and being by me duly sworn, say that they executed the foregoing and annexed instrument. Witness my hand and notarial seal this the 25 day of April, 2025.

My Commission Expires:

10-27-2025

Raphael L. Marion
Notary Public

RAPHAEL L. MARION
Notary Public
North Carolina
Forsyth County

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.