

2025013554 00103

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1594.00

PRESENTED & RECORDED

04/25/2025 01:59:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3859

PG: 4266 - 4268

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,594.00

Parcel Identifier No.: 6835-05-9630.000 (Block 0073, Lot 458)

Mail tax bills to Grantee: 111 N. Poplar Street, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 458, Winston Plat

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

GRANTOR	GRANTEE
SHAHEEN B. TOWLES and spouse, NICHOLAS C. TOWLES; and, LALITA BANDUKWALA (widow)	GAYLE H. K. COLE and husband, JEREMY M. COLE
Mailing Address: 2043 Shenandoah Avenue, Charlotte, NC 28205	Mailing Address: 111 N. Poplar Street, Winston-Salem, NC 27101

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:

Lying in Winston-Salem, Forsyth County and measuring 74 1/3' on Poplar (formerly Pond) Street and of that width extending eastwardly 148', being bounded on the west by Poplar (formerly Pond) Street, on the north by Lot 459, on the east by an alley, and on the south by Lot 457, the above-described lot being known and designated on the Plat of Winston as Lot #458.

Property Address: 111 N. Poplar Street, Winston-Salem, NC 27101

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3545, Page 1150, Forsyth County 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.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

SB Towles (SEAL)
Shaheen B. Towles

Nicholas C. Towles (SEAL)
Nicholas C. Towles

State of North Carolina, County of Forsyth

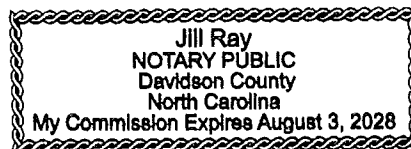
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Shaheen B. Towles and, Nicholas C. Towles**

Date: 4/20/25

Jill Ray
Notary Public

Jill Ray
printed or typed name of notary public

My Commission Expires: 8/3/28



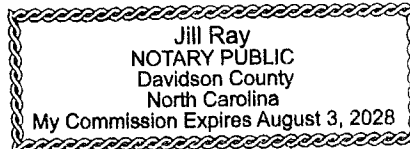
Lalita Bandukwala (SEAL)
Lalita Bandukwala

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: **Lalita Bandukwala**

Date: 4/20/25

Jill Ray
Notary Public



Jill Ray
printed or typed name of notary public

My Commission Expires: 8/3/28