

2025013563 00112

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED

04/25/2025 02:21:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3859

PG: 4353 - 4354

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$80.00
Parcel ID:	6827-79-3431
Mail Tax Bill to:	4855 Germanton Road, Winston Salem, NC 27105
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 400 Winston-Salem, NC 27103 File#: 2794.25095Mendoza
Brief description for the index:	.667 acres +/-, Germanton Rd.

This instrument prepared by: T. Lawson Newton, 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.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 24th day of April, 20 25, by and between:

GRANTOR	GRANTEE
Evan C. Thomson and wife, Kristin M. Thomson 130 Saxby Court Clemmons, NC 27012	Pedro Mendoza, a married man and, Melvin E. Sosa, a married man As Joint Tenants with Rights of Survivorship 4855 Germanton Road Winston Salem, NC 27105

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"):

BEING KNOWN as the western portion of that property described as "Tract No. 1" in that deed recorded in Book 739, Page 52, Forsyth County Registry (F.C.R.), and being further described in a metes and bounds description as follows:

BEGINNING at an iron pipe in the eastern right-of-way of Germanton Road, said point also being the northwest corner of the Bobby Ross McMannen, Jr. property (Deed Book 2048, Page 2496, F.C.R.), and running thence with the eastern right-of-way of Germanton Road North 9° 16' 10" East 76.36 feet to an iron pipe, the southwest corner of Belinda Teague (Deed Book 2129, Page 789, F.C.R.); thence running with the southern line of Teague South 83° 31' 40" East 402.99 feet to an iron pipe; thence

running on a new line South 11° 19' 10" West 68.66 feet to an iron pipe; thence running with the northern line of McMannen North 84° 39' 00" West 400.99 feet to the point and place of BEGINNING, containing approximately 29,059 square feet (0.667 acres), as shown on a survey of Bobby Ross McMannen, Jr., drawn by William Franklin Tatum, P.L.S. dated November 26, 2002, Job No. S-21102.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2308 Page 3815.

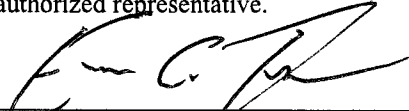
This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for _____ in the Office of the ROD for Forsyth in _____ and, any amendments thereto.

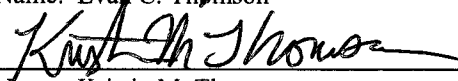
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ Page _____.

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.

 (SEAL)
Name: Evan C. Thomson

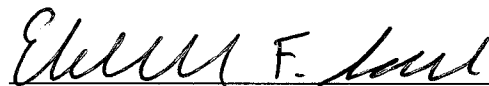
 (SEAL)
Name: Kristin M. Thomson

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Elizabeth F. Searcy, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 24th 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):
Evan C. Thomson and Kristin M. Thomson

Affix Notary Seal/Stamp

ELIZABETH F. SEARCY
Notary Public, Forsyth County, NC
My Commission Expires 11/25/2027


Notary Public (Official Signature)
My commission expires: 11/25/2027