

2025013921 00054

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$650.00

PRESENTED & RECORDED
 04/29/2025 10:52:22 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3860
PG: 2087 - 2090

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650.00

No Title Search/No Closing performed by Draftsman

Parcel Identifier No. 6808-58-7821.00 Verified by _____ County on the _____ day of _____, 2025.
 BY: _____

Mail/Box to: Grantee @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: 0.4881 acre more or less, Plat Book 23 at Page 112

THIS DEED made this the 16th day of April, 2025, by and between:

GRANTOR	GRANTEE
JOHN M. WARD, and wife, DARIJA WARD and KRISTINE J. WARD, unmarried and KIM W. STURMAN and husband, JEFFREY S. STURMAN All of the Devises under the Will of NILE B. WARD 24 E 2320 3540 Old Pfafftown Road Winston-Salem, NC 27106	GEORGE DUBOSE and wife, LESLIE DUBOSE 5648 Stoneman Place Pfafftown, NC 27040

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, in all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

PROPERTY ADDRESS: 5648 Stoneman Place, Pfafftown, NC 27040

Parcel # 6808-58-7821.000

submitted electronically by "T Dan Womble Attorney"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

As per NCGS sec. 105-317.2 the foregoing property was ☐ was not ☒ the primary residence of the Grantor. The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 3605 at a Page 2945.

A map showing the above-described property is recorded in Plat Book 23 at Page 112.

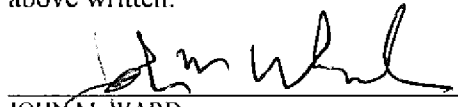
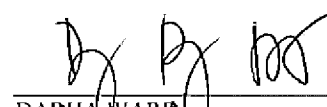
The 2024 Taxes have been paid.

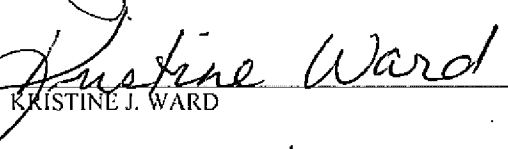
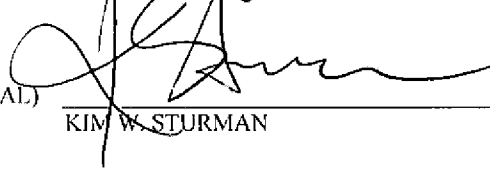
TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to the Grantee(s), in fee simple.

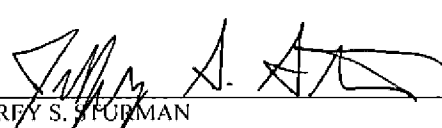
And the Grantor covenants with the with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

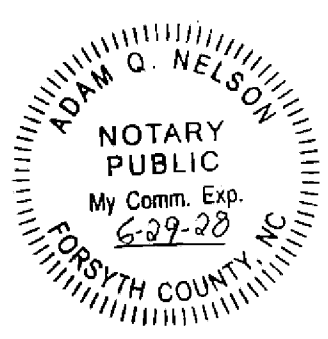
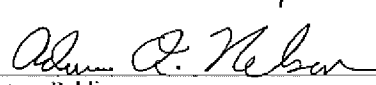
Any Easements, Right-of-Ways and /or Restrictions of Record, Future Ad Valorem Taxes

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

 (SEAL)  (SEAL)
JOHN M. WARD DARJA WARD

 (SEAL)  (SEAL)
KRISTINE J. WARD KIM W. STURMAN

 (SEAL)
JEFFREY S. STURMAN

<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that JOHN M. WARD personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>23rd</u> day of <u>April</u>, 2025.</p> <p> Notary Public</p> <p>My Commission Expires: <u>June 29, 2028</u></p>
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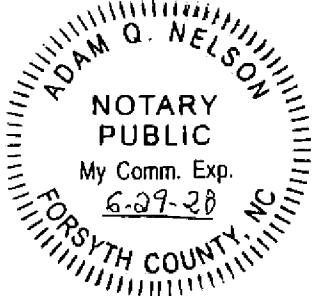
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that DARIJA WARD personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>23RD</u> day of <u>April</u>, 2025.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2028</u></p>
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that KRISTINE J. WARD personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>24th</u> day of <u>April</u>, 2025.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2028</u></p>
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that KIM W. STURMAN personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>24th</u> day of <u>April</u>, 2025.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2028</u></p>
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that JEFFREY S. STURMAN personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>24th</u> day of <u>April</u>, 2025.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2028</u></p>

EXHIBIT "A"

BEGINNING at an iron pipe located in the western right of way line of Stoneman Place, said iron pipe being located in the northeast corner of Lot 4, as shown on the Plat of Moravian Village, as recorded in Plat Book 23, Page 112, Forsyth County Registry, and running thence from the Beginning point along the western right of way line of Stoneman Place South 18 Degrees 19 Minutes 29 Seconds West 100.06 feet to an existing iron pipe; running thence North 71 Degrees 29 Minutes 11 Seconds West 212.68 feet to an existing iron pipe; running thence North 18 Degrees 13 Minutes 17 Seconds West 99.80 feet to an existing iron pipe; running thence South 71 Degrees 33 Minutes 29 Seconds East 212.86 feet to an existing iron pipe located in the western right of way line of Stoneman Place, the point and place of Beginning, containing 0.4881 acre more or less, all as per the survey made by Accurate Surveying PLLC, dated May 24, 2016 JN10345, and being the major portion of Lot 4, Moravian Village, Plat Book 23, Page 112, Forsyth County Registry.

Tax Parcel 6808-58-7821.000 (Block 5038, Lot 100A)

Property Address: 5648 Stoneman Place, Pfafftown, NC 27040