

**2025014394 00064**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED:
 05-01-2025 11:06:59 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3861
PG: 611-613

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$490.00

Parcel Identifier No. 6825-50-5011.000 Verified by Forsyth County on the ____ day of _____, 2025
 By: _____

Mail/Box to: _____

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot No. 27, Subdivision of Granville Nading Estate, Section 1

THIS DEED made this 30th day of April, 2025, by and between

GRANTOR

Hannah Stafford Mosijowsky, fka Hannah Zane Stafford; and
 spouse, Zachary Mosijowsky

1613 Squire Davis Road
 Kernersville, NC 27284

GRANTEE

Fairburn Properties, LLC, a North Carolina
 limited liability company

Property Address: 921 Madison Avenue
 Winston-Salem, NC 27103

Mailing Address: 3165 Maplewood Avenue, Ste 102
 Winston-Salem, NC 27103

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property ☒ is _____ is not the primary residence of one or more of the Grantors.

For back title, see Book 3282, Page 3500, Forsyth County Registry.

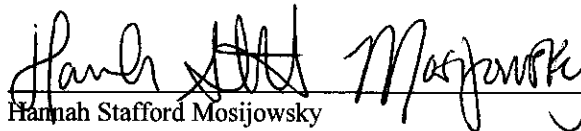
Original to: 

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

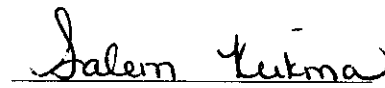
 (SEAL)
Hannah Stafford Mosijowsky

 (SEAL)
Zachary Mosijowsky

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 therein and in the capacity indicated: Hannah Stafford Mosijowsky and Zachary Mosijowsky.

Date: April 30, 2025


Notary Public

Salem Kirkman
Print Name

My commission expires: 08/15/2028

SALEM KIRKMAN
Notary Public
Surry County, NC

Exhibit A

Lying on the East side of Madison Avenue and Beginning at an iron stake located in the southwest corner of Lot 28 of the subdivision of Granville Nading Estate, Section 1, and being the northwest corner of the within described lot, and running thence South 87 degrees 24 minutes East with the south line of said Lot 28 a distance of 185.02 feet to an iron stake, the southeast corner of Lot 28, same also being the northwest corner of Lot 2; thence with the west line of Lot 2, South 01 degrees 45 minutes West 56 feet to an iron stake, the northeast corner of Lot 26; thence with the north line of Lot 26, North 87 degrees 24 minutes West 185.02 feet to an iron stake, the northwest corner of Lot 26 on the east side of Madison Avenue; thence with the east side of Madison Avenue North 01 degree 45 minutes East 55 feet to an iron stake, the place of Beginning, and being known and designated as Lot No. 27 as shown on the subdivision of Granville Nading Estate, Section 1, as surveyed and platted in February, 1939, by G.F. Hinshaw, C.E., said plat being recorded in Plat Book 11, Page 36, Forsyth County Registry, reference to which is hereby made for a more particular description.

PIN: 6825-50-5011.000

Address: 921 Madison Avenue, Winston-Salem, NC 27103