

**2025014439 00109**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$470.00**

PRESENTED &amp; RECORDED

05/01/2025 01:13:40 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3861****PG: 949 - 951****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$470.00

Parcel Identifier No. 6825-61-1225.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 1809 Gaston St, Winston-Salem, NC 27103

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Metes &amp; bounds, Forsyth County, North Carolina.

THIS DEED made this 1 day of May, 2025, by and between

GRANTOR	GRANTEE
<b>MELISSA DAWN SNYDER, unmarried</b>	<b>TYLER BRAZEE, unmarried</b>
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<b><u>107 VELMA LANE</u> <u>SNEADS FERRY, NC 28460</u></b>	<b><u>1809 GASTON STREET</u> <u>WINSTON-SALEM, NC 27103</u></b>
PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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:

**SEE ATTACHED EXHIBIT "A"**

Submitted electronically by "Heather Kiger 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.

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

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

 (SEAL)  
MELISSA DAWN SNYDER

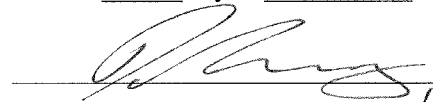
State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **MELISSA DAWN SNYDER** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 1 day of MAY, 2025.

(SEAL)

David Cummings  
NOTARY PUBLIC  
Forsyth County, NC  
My Commission Expires July 28, 2027

 Notary Public  
My Commission Expires: 07/28/2027

**EXHIBIT "A"**

BEGINNING at an iron stake in the North line of Gaston Street, said stake being 55 feet Westwardly from the Northwest intersection of said street and Gales Avenue; running thence North on a line parallel with Gales Avenue 155 feet more or less to a stake in the South line of Lot No. 85; thence west with the line of Lot no. 85 a distance of 55 feet; thence South on a line parallel with Gales Avenue 150 feet more or less to the said Gaston Street; thence Eastwardly with Gaston Street 55 feet or more less to the BEGINNING; being part of Lots Nos. 86 and 87, on the map of Ardmore, Section 4, as recorded in Plat Book 2, Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina; and being in all respects the same property as that described in deed to Philip D. Thompson, et ux recorded in Book 837, Page 10, Forsyth County Registry.