

2025014957 00045FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$270.00

PRESENTED & RECORDED

05/06/2025 11:05:27 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3861

PG: 3866 - 3868

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$270.00

Parcel Identifier No. 6837-79-8829.000

This instrument was prepared by: CLINT CALAWAY, 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

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 17TH day of April 2025 by and between

GRANTOR**ANTHONY PAUL PULS AND WIFE, HEATHER MELENEH PULS
695 JACK JOWERS ROAD, LEXINGTON, NC 27295****GRANTEE****KEVIN ANTONIO AMAYA MELGAR, MARRIED
1248 SHOUSE BOULEVARD, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3293, page 3151, Forsyth County Registry.

The above-described property ☒ does ☐ does not include the primary residence of the Grantor.

Submitted electronically by "Law office of Clint Calaway"
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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Anthony Paul Puls (SEAL)
ANTHONY PAUL PULS

Heather Meleneh Puls (SEAL)
HEATHER MELENEH PULS

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **ANTHONY PAUL PULS AND WIFE, HEATHER MELENEH PULS**. Witness my hand and official stamp or seal, this 14th day of April, 2025.

My Commission Expires: 2-16-29

Mary Ellen Barger
Notary Public
Print Notary Name: Mary Ellen Barger

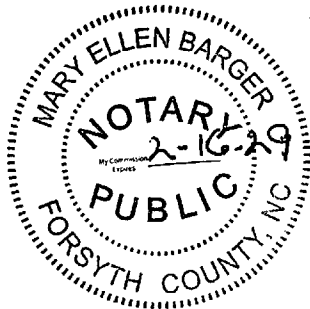


Exhibit "A"

BEGINNING at a stake on Shouse Blvd. on the Plat of J. M. Shouse and R. M. Shouse, the northwest corner of Lot No. 44 on said plat and running thence southwardly along the west line of Lot No. 44 172.6 feet to a stake in the north line of Lot No. 42; thence westwardly along the north line of Lot No. 42 50 ft. to a stake, the southeast corner of Lot No. 46; *thence northwardly along the east line of Lot 46 172.6 ft. to a stake on the south side of Shouse Blvd.; thence eastwardly* along the south side of Shouse Blvd. 50 ft. to the point of beginning and being all of Lot No. 45 on the plat of J. M. Shouse and R. M. Shouse, said plat duly recorded in Book of Plats No. 2, page 13-A, Office of the Register of Deeds for Forsyth County, N. C.

Property Address: 1248 Shouse Boulevard, Winston-Salem, NC 27105