

2025015054 00142

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED

05/06/2025 04:21:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3861**PG: 4386 - 4388****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$560.00

Parcel Identifier No. 6848-30-6380.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 4743 White Rock Rd, Winston-Salem, NC 27105

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: Lots 6 & 7, North Daisy, PB 3, PG 54-A, Forsyth County, North Carolina

THIS DEED made this 6th day of May, 2025, by and between

| GRANTOR | GRANTEE |
|---|--|
| JOHN SOUTHARD, INC., a North Carolina Corporation | JASON CALDWELL, unmarried |
| MAILING ADDRESS: | PROPERTY ADDRESS: |
| <u>448 LAWNDALE DRIVE WINSTON-SALEM, NC 27104</u> | <u>4743 WHITE ROCK ROAD WINSTON-SALEM, NC 27105</u> |
| PROPERTY ADDRESS IS ____ IS NOT <u>X</u> 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"

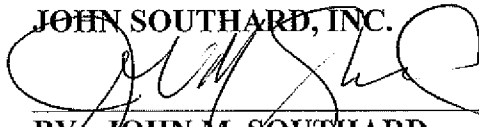
Submitted electronically by "Heather Kiger Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

JOHN SOUTHARD, INC.

 (SEAL)

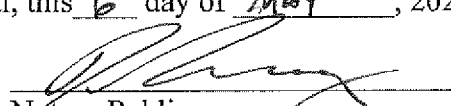
**BY: JOHN M. SOUTHARD
ITS: PRESIDENT**

State of North Carolina

County of Forsyth

I, DAVID CUMMINGS, the undersigned Notary Public of County and State aforesaid, certify that **JOHN M. SOUTHARD** who is known to me and being by me duly sworn says that he is **PRESIDENT** of **JOHN SOUTHARD, INC.**, a North Carolina Corporation and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Corporation. WITNESS my hand and official stamp or seal, this 6 day of May, 2025.

My commission expires: 07/28/2027


Notary Public

SEAL

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

EXHIBIT "A"

BEING all of Lot(s) 6 and 7, as shown on the map of North Daisy, according to the plat thereof recorded in Plat Book 3, Page 54-A, in the Office of the Register of Deeds of Forsyth County, NC.