

**2025015117 00057**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$460.00**

PRESENTED & RECORDED  
 05/07/2025 11:52:16 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3862**  
**PG: 248 - 250**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00

Tax Pin: 6823-97-9970.000

Return after recording to: 105 Seldom Farm Lane, Advance, NC 27006  
 Mail tax bills to 105 Seldom Farm Lane, Advance, NC 27006

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 2.432 acres +/- 917 W. Clemmons ville Road, Winston-Salem, Forsyth County Registry

THIS DEED made this 7 day of May, 2025 by and between

### GRANTOR

**Wanda Kaye Shutt (single)**  
**3302 Konnoak Drive**  
**Winston-Salem, NC 27127**

### GRANTEE

**DreamBuilt Construction, Inc.**  
**a North Carolina Corporation**  
**105 Seldom Farm Lane**  
**Advance, NC 27006**

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto.

**Property address: 917 W. Clemmons ville Road, Winston-Salem, NC 27127**

The property hereinabove described was acquired by Grantor by the Estate of Myrtle Rose Shutt (01 E 217). Myrtle Rose Shutt acquired the property by instrument recorded in Book 370, Page 218, Forsyth County Registry.

All or a portion of the property herein conveyed \_\_\_ includes or x does not include the primary residence of a Grantor.

**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.**

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 and restrictions of record, if any; violated zoning ordinances, if any. 2025 taxes are to be pro-rated.

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

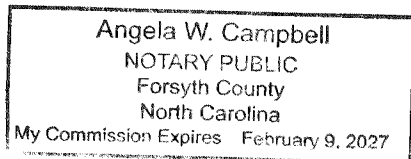
Wanda Kaye Shutt (SEAL)  
Wanda Kaye Shutt

State of North Carolina County of Forsyth

I, Angela W. Campbell the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Wanda Kaye Shutt personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of May, 2025.

My Commission Expires: 02092027  
(Affix Seal)



Angela W. Campbell Notary Public  
Notary's Printed or Typed Name

## EXHIBIT "A"

BEGINNING at an iron, said iron being in the Northern right of way line of West Clemmons Road and also being in the Southwest corner of Michael S. Brown, Tax PIN 6833-07-0798; thence from said point of Beginning along the Northern right of way line of West Clemmons Road South 70 deg. 02' 53" West a chord distance of 113.10 feet ( $R = 1306.25'$ ) to an iron; thence continuing with West Clemmons Road South 72 deg. 59' 53" West 60.38 feet to an iron in the Southeast corner of Dreambuilt Construction, Inc., Tax PIN 6823-97-6839; thence with Dreambuilt's East line North 00 deg. 47' 46" West 651.48 feet to an iron in the Northeast corner of Dreambuilt, Tax PIN 6823-98-7243; thence along the South line of Merry M. Reich, Tax PIN 6823-98-9325 and falling in with the South line of Money C. Cannon, Tax PIN 6833-08-0315, North 89 deg. 34' 21" East 174.23 feet to an iron in Cannon's Southeast corner; thence along the West line of David L. Taylor, Tax PIN 6833-08-1238, South 00 deg. 05' 52" West 47.23 feet to an iron; thence along the West line of Landmark Homes, LLC, Tax PIN 6833-08-1232, South 00 deg. 35' 19" West 49.93 feet to an iron; thence along the West line of Hansley Rentals, LLC, Tax PIN 6833-08-1135, South 00 deg. 10' 00" East 100.49 feet to an iron; thence along the West line of Hansley, Tax PIN 6833-08-1035 and 6833-07-1827, South 00 deg. 14' 43" East 169.81 feet to an iron; thence along the West line of Michael S. Brown, Tax PIN 6833-07-1827 and 6833-07-0798, South 00 deg. 22' 21" West 228.99 feet to an iron, the point and place of Beginning, containing 2.432 acres, more or less, and being in accordance with a survey prepared by Heritage Land Surveying, PLLC, dated April 2, 2025.

The above-described property being informally known as Tax PIN 6823-97-9970. See Deed Book 370, Page 218 for further reference.