

**2025015792 00158**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$270.00**

PRESENTED & RECORDED  
 05/12/2025 03:39:21 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3862**  
**PG: 4477 - 4479**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$270.00

Parcel Identifier No.: 6836-36-3913.000

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Lot 7, Bon Air, Plat Book 3, Page 25

THIS DEED made this 9<sup>th</sup> day of May, 2025, by and between

**GRANTOR**

Eligar A. McCullough AKA Eligar McCullough, a widow  
  
 321 Quick Silver Drive  
 Winston-Salem, NC 27127

**GRANTEE**

Ivan Bonefont, Sr., an unmarried person  
  
 2817 Patterson Avenue  
 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 situated in Winston Township, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Eligar A. McCullough and wife Jannie McCullough by instrument recorded in Book 905, Page 140, Forsyth County Registry. Jannie McCullough died March 21, 2023 in Forsyth County.

A map showing the above described property is recorded in Plat Book 3 Page 25, and referenced within this instrument.

Submitted electronically by "Justice Law Group, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

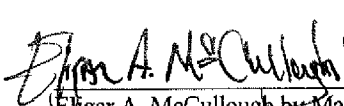
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Title to the property hereinabove described is subject to the following exceptions:

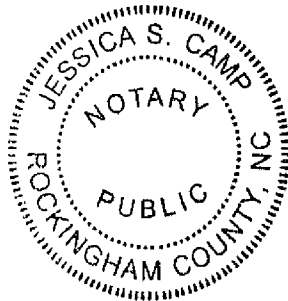
Subject to Easements, Restrictions, Covenants, Rights-of-Way of Record, if any, and Ad-Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

*AEF:*  
 *by Eugene McCullough*  
 Eligar A. McCullough by Matthew Eugene McCullough, his Attorney-In-Fact

State of North Carolina  
 County of Guilford

I, Jessica S. Camp, a Notary Public for Rockingham County, North Carolina, do hereby certify that **Matthew Eugene McCullough**, as attorney in fact for **Eligar McCullough** executed the foregoing and annexed instrument for and on behalf of the said **Eligar McCullough** and their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds in the County of **Forsyth**, State of North Carolina, in Book 3739 Page 4486, on the 9th day of February, 2023, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney. I do further certify that the said **Matthew Eugene McCullough** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said **Eligar McCullough**. Witness my hand and official seal, this the 9th day of May, 2025.



Jessica S. Camp  
 Notary Public  
 My Commission Expires: 6-30-2027

Exhibit "A"

Being known and designated as Lot 7 in Block 22 as shown on map of Bon Air recorded in Plat Book 3 page 25 in the office of Register of Deeds of Forsyth County, North Carolina.

Tax Parcel Number: 6836-36-3913.000

Property Address: 2817 North Patterson Avenue, Winston-Salem, NC 27105