

**2025015818 00184**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$676.00**

PRESENTED & RECORDED  
 05/12/2025 04:06:56 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

BK: RE 3863

PG: 176 - 178

### GENERAL WARRANTY DEED

Excise Tax: \$676.00

Tax Parcel ID No. 6825-62-5149.000 Verified by \_\_\_\_\_ County  
 on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Thomas G. Jacobs, Attorney

Brief description for the Index: \_\_\_\_\_

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

**GRANTOR:** Stephen Sutton DeCrane and wife, Rachel DeCrane  
 whose mailing address is \_\_\_\_\_  
 (herein referred to collectively as **Grantor**) and

**GRANTEE:** Daniel Stuber and wife, Gillian Senter Stuber  
 whose mailing address is 1705 Academy Street, Winston-Salem, NC 27103  
 (herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

#### WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3396, Page 942, and being reflected on plat(s) recorded in Map/Plat Book 5, page/slide 30.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Stephen Sutton DeCrane (SEAL)  
Print/Type Name & Title: Stephen Sutton DeCrane

By: Rachel DeCrane (SEAL)  
Print/Type Name & Title: Rachel DeCrane

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of NC  
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Stephen Sutton DeCrane and Rachel DeCrane

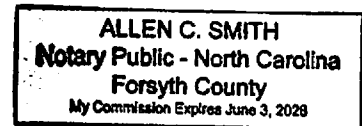
\_\_\_\_\_  
[insert name(s) of principal(s)].

Date: 5/16/25

Allen C. Smith Notary Public  
Notary's Printed or Typed Name

My Commission Expires: 6/3/28

(Official/Notarial Seal)



State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

\_\_\_\_\_  
[insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires: \_\_\_\_\_

(Official/Notarial Seal)

**Exhibit A**

**BEING KNOWN AND DESIGNATED as Lot Number 34, as shown on the map of Mrs. (Dr.) Fred Anderson property, as recorded in Plat Book 5, Page 30, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.**