

2025015905 00075

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$436.00

PRESENTED & RECORDED
 05/13/2025 10:52:28 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3863
PG: 570 - 571

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$436.00

PARCEL IDENTIFIER NO. 6825-60-4252

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2025
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: Lot 59 Highland Park

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

Title Company: *Investors Title Insurance*

Company

GRANTOR	GRANTEE
D. L. Sullivan Properties LLC, a North Carolina Limited Liability Company Mailing Address 1361 Harpwell Dr Winston Salem, NC 27106	Sharron P. Gallagher, a widow Property Address: 1710 Ardsley St. Winston Salem, NC 27103 Mailing Address 1710 Ardsley St. Winston Salem, NC 27103

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Lying and being in the City of Winston-Salem, North Carolina, fronting 62.1 feet on the south side of Alva St. and extending back south 246.6 feet on the west line with the east line of Lots 55, 56, 57 and 58 and 252.1 feet on the east line and being 66.6 feet in width on said rear line an being known and designated on the plat of Highland Park Property as Lot No. 59 and for more particular description of said lot reference is hereby made to said plat, filed in Register of Deeds office, Forsyth County, in Plat Book 1 page 96.

Property Address: 1710 Ardsley Street, Winston Salem, NC 27103
 Parcel ID: 6825-60-4252

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **2988** at Page **976**.

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

D. L. Sullivan Properties LLC, a North Carolina Limited Liability Company

BY: Daniel Sullivan
Daniel Sullivan, Member/Manager

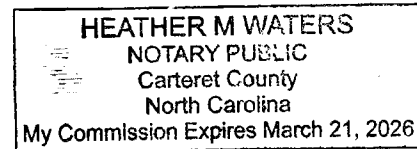
BY: Linda C. Sullivan
Linda C. Sullivan, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I certify that **Daniel Sullivan and Linda C. Sullivan**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that ~~he~~ voluntarily signed the foregoing instrument for the purposes therein as member/manager of D. L. Sullivan Properties LLC They are

Witness my hand and Notarial stamp or seal this 09 day of May, 2025



Notary Signature: Heather M. Waters

Notary's Printed Name: Heather M. Waters

My Commission Expires: 03 21 2026

[Notarial Seal]