

2025016395 00164

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 05/15/2025 03:58:03 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3863

PG: 3558 - 3560

Excise Tax **\$160.00**

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No : 6834-32-9980.000
 Verified by _____ County on the ____ day of _____, 2025
 by _____

This instrument was prepared by Jeffrey J. Berg, a NC Licensed Attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index

Lot 7, South Terrace, PB 3, PG 88

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of May, 2025, by and between

GRANTOR

Dana L. Grieser and wife, Sharon Grieser
1835 Darwick Road
Winston-Salem, NC 27127

GRANTEE

Austin Martinez and wife, Brandy Martinez
2835 S. Main Street
Winston-Salem, NC 27127

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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" incorporated herein by reference as if fully set out herein.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3015, Page 3920**.

A map showing the above described property is recorded in **Plat Book 3, Page 88**.

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.

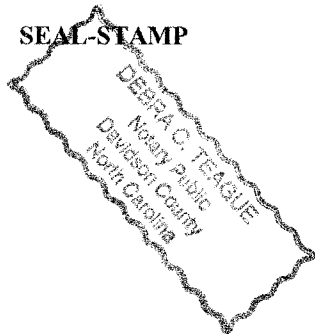
Title to the property hereinabove described is subject to the following exceptions:

This property has has not ☒ been used as the primary residence of the Grantor. NCGS§105-317.2.

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

Dana L. Grieser (SEAL)
Dana L. Grieser

Sharon Grieser (SEAL)
Sharon Grieser



NORTH CAROLINA, Davidson County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Dana L. Grieser and wife, Sharon Grieser**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of May, 2025.

My commission expires: 7/14/2026

Debra C. Teague
Notary Public

EXHIBIT "A"

BEGINNING at a stake on the east side of South Main Street, said stake being 310.4 feet north of the northeast intersection of South Main and Barber Streets; running thence North 03-00-00 West 60 feet to a stake the southwest corner of Lot 8; thence North 87-00-00 East 150 feet to a stake in an alley the southeast corner of Lot 8; thence South 03-00-00 East 60 feet to a stake the northeast corner of Lot 6; thence South 87-00-00 West 150 feet to a stake in South Main Street the northwest corner of Lot 6 and the place of **BEGINNING**, being Lot 7 as shown on the Map of South Terrace recorded in the Office of the Register of Deeds of Forsyth County in Plat Book 3, Page 88.