

**2025017380 00145**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$470.00**

PRESENTED & RECORDED  
 05/22/2025 03:43:15 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3865**  
**PG: 203 - 207**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$470.00

Parcel Identifier No. 6827-57-3843.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: p/o Lots 37 & 38, Lincoln Park, PB 4, PG 79

THIS DEED made the 19 day of May, 2025, by and between

GRANTOR	GRANTEE
<b>Candace Joy Keever and spouse,            Carlos Bello Valadez</b>	<b>Trevor Laine Coats and spouse,            Emily Sonja Hancock</b>
Grantor Address: 2816 South Stratford Road Winston-Salem, NC 27103	Property Address: 4690 Indiana Avenue Winston-Salem, NC 27106

*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 Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [✓] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3824, Page 4014, Forsyth County Registry.

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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

Candace Joy Keever (SEAL)  
Candace Joy Keever

STATE OF North Carolina  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Candace Joy Keever personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 19<sup>th</sup> day of May, 2025.



Rocio R. Sanchez  
Rocio R. Sanchez Notary Public  
My commission expires: June 9th, 2026

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

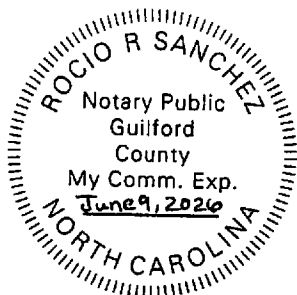
Carlos Bello Valadez (SEAL)  
Carlos Bello Valadez

STATE OF North Carolina

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Carlos Bello Valadez personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 19th day of May, 2025.



Rocio R. Sanchez  
Rocio R. Sanchez Notary Public  
My commission expires: June 9th, 2026

**Exhibit "A"**  
**Property of Trevor Laine Coats and spouse, Emily Sonja Hancock**  
**4690 Indiana Avenue**

BEING known and designated as Lot(s) 37 and 38 on the map of Lincoln Park, plat of which is recorded in Plat Book 4, at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description of said lots.

**LESS & EXCEPT:**

BEGINNING at a point, the northeast corner of Lot 39, Tax Block 2093 and the southerly right of way line of Indiana Avenue; thence along said right of way line the following two calls: South 88° 58 min 10 sec East 50.20 feet to a point; South 82° 41 min 02 sec East, 50.20 feet to a point, the northwesterly corner of Lot 36, Tax Block 2093; thence with the westerly line of said lot South 09° 52 min 34 sec West, 12.36 feet to an iron stake, a new corner; thence crossing the Grantor along the following two lines, which form the new southerly right of way line of Indiana Avenue, running 30 feet South of and parallel to the survey centerline thereof (Project 89006); along a curve to the left, chord bearing and distance of North 86° 53 min 04 sec West, 68.92 feet (with an arc distance of 69.01 feet and radius of 380.00 feet) to a point; South 87° 54 min 46 sec West 28.57 feet to an iron stake in the easterly line of aforesaid Lot 39, Tax Block 2093, a new corner; thence along said line North 01° 42 min 15 sec West, crossing an iron stake on line a total distance of 16.78 feet to the BEGINNING. Containing 1481.09 square feet.

The subject property is the same as that property described in Deed Book 3824, Page 4014, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6827-57-3843.000 on the Forsyth County Tax Maps.