

**2025017948 00141**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$8.00**

PRESENTED &amp; RECORDED

05/28/2025 03:59:13 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3865****PG: 3295 - 3297****NORTH CAROLINA  
GENERAL WARRANTY DEED****Excise Tax: \$8.00****Parcel Identifier No.: 6848-02-8659.000**Brief description for index: **Lots 3 & 4, Ferrell Heights, Section 2**Mail deed/taxes after recording to Grantee: **3005 Greenmont Circle, Belmont, NC 28012**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 28<sup>th</sup> day of May, 2025 by and between**GRANTOR:****TREVOR FREDERICK and wife, MONISHA  
FREDERICK**Address: 1050 Ada Ave.  
Winston Salem, NC 27105**GRANTEE:****JODY MESSICK and wife, TRINA MESSICK**Address: 0 Carlton Drive  
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 **FORSYTH** County, North Carolina and more particularly described as follows:

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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3669, Page 1140, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, 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."

A map showing the above described property is recorded in Plat Book 16, Page 158, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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:

**Easements, restrictions, rights of way and declarations of record, if any.**

**Ad valorem taxes hereafter becoming due and payable.**

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 officer by authority of its Board of Directors, the day and year first above written.

By: Trevor Frederick (SEAL)  
TREVOR FREDERICK

SEAL-STAMP <b>WENDY B. MILLER</b> Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>TREVOR FREDERICK</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>28<sup>th</sup></u> day of <u>May</u> , 2025. My Commission Expires: <u>10/8/2029</u> <u>Wendy B. Miller</u> Notary Public
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By: Monisha Frederick (SEAL)  
MONISHA FREDERICK

SEAL-STAMP <b>WENDY B. MILLER</b> Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>MONISHA FREDERICK</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>28<sup>th</sup></u> day of <u>May</u> , 2025. My Commission Expires: <u>10/8/2029</u> <u>Wendy B. Miller</u> Notary Public
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**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

**BEING Lots Numbered Three (3), Four (4) as shown upon the Map of Ferrell Heights, Section Two (2) as surveyed as platted by J.E. Ellerbe, C.E., in May of 1953, which map is of record in the Office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 16, Page 158 and to which map reference is hereby made for a more particular description.**

**This conveyance is made and accepted subject to the conditions and restrictions in Book 802, Page 301.**

**PROPERTY ADDRESS: 0 CARLTON DRIVE, WINSTON SALEM, NC 27105  
PARCEL ID #: 6848-02-8659.000**