

2025018009 00040

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$236.00

PRESENTED & RECORDED

05/29/2025 11:00:08 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3865**PG: 3626 - 3628**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$236.00

Parcel Identifier No.: 6834-96-0153.000

Mail after recording to: Denelle Waynick Johnson, Trustee of DJW 2021 Trust dated July 29, 2021 , AS AMENDED AND
 RESTATED NOVEMBER 12, 2024, 9296 Starry Night Avenue, Sarasota, FL 34241

This instrument was prepared by: Hands Law Office, PLLC, 3558 North Davidson Street, Charlotte, NC 28205

Brief Description from the Index: Metes & Bounds

THIS DEED made this 23rd day of May, 2025, by and between

GRANTOR

Phillip Poore and Victoria Poore, husband and wife

3909 Gracemont Dr.

Winston Salem, NC 27106

GRANTEE

Denelle Waynick Johnson, Trustee of DJW 2021 Trust
 dated July 29, 2021 , AS AMENDED AND RESTATED
 NOVEMBER 12, 2024

9296 Starry Night Avenue
 Sarasota, FL 34241

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

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 3517, Page 4209, Forsyth County Registry.


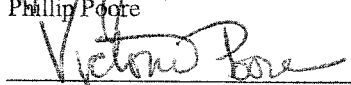
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

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

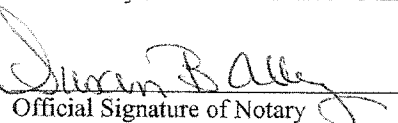
This conveyance is made subject to all restrictive covenants, easements and restrictions of record affecting the title to said real estate and all easements or rights-of-way visible upon the property. All Ad Valorem Taxes.

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


 Phillip Poore

 Victoria Poore

STATE OF North Carolina
 COUNTY OF Forsyth

I, Susan B. Alley, Notary Public, do hereby certify that Phillip Poore and Victoria Poore personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 23rd day of May, 2025.


 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: Feb 19th 2029

Susan B. Alley
 Notary Public
 Stokes County, NC

Exhibit "A"

BEGINNING at an iron stake at the southeast intersection of Urban Street and an alley. Said stake being 254.2 feet North of E. Sprague Street and being the Northwest corner of Lot 103 as shown on Block 741 on tax map of Forsyth County, North Carolina running thence eastwardly along the south side of said alley 150 feet to an iron stake, the intersection of another alley; thence southwardly along the west side of an alley 50 feet to an iron stake; thence another alley; thence westwardly 150 feet to an iron stake in the east side of Urban Street, the northwest corner of Lot 104; thence Northwardly 50 feet to the place of Beginning. Property commonly known as 2213 Urban Street, Winston Salem, NC 27107. PIN# 6834-96-0153.000.

Tax Parcel Number: 6834-96-0153.000

Property Address: 2213 Urban Street, Winston-Salem, NC 27107