

2025018231 00060

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$668.00

PRESENTED & RECORDED

05/30/2025 11:06:00 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3866

PG: 808 - 809

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$668.00
Parcel ID:	6825-51-5417.000
Mail Tax Bill to:	716 Lockland Avenue, Winston-Salem, North Carolina 27103
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC 380 Knollwood Street, Suite 400, Winston-Salem, North Carolina 27103 File#:2794.25122Dominick
Brief description for the index:	Lots p/o 74 & 75, Ardmore, Section 4

This instrument prepared by: T. Lawson Newton, 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.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 28th day of May, 20 25, by and between:

GRANTOR	GRANTEE
Joshua S. Downs and spouse, Susannah Lee DuRant 5020 Brookemere Lane Winston-Salem, North Carolina 27106	James L. Dominick and spouse, Betty E. Dominick 716 Lockland Avenue Winston-Salem, North Carolina 27103

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEGINNING at an iron stake on the West side of Lockland Avenue said point of beginning being 115.55 feet north of the Northwest intersection of Gaston Street and Lockland Avenue; running thence North along the West line of Lockland Avenue 60 feet to an iron stake the southeast corner of Lot No. 47; thence west along the South line of Lots 47 and 48 120 feet to an iron stake, the southeast corner of Lot no. 49; thence south along a part of the east line of Lot No. 73 60 feet to an iron stake; thence east along a parallel line to Gaston Street 120 feet to an iron stake, the place of **BEGINNING**. Being the northern part of Lots 74 and 75 as shown on the plat of ARDMORE, SECTION 4, plat of said property being recorded in Plat Book 2, Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3283, Page 1301.

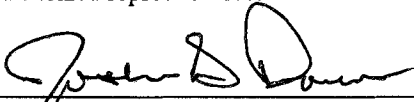
This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions and Easements for ARDMORE, if any recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, and, any amendments thereto.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 2, Page 96.

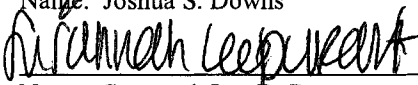
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.



(SEAL)

Name: Joshua S. Downs



(SEAL)

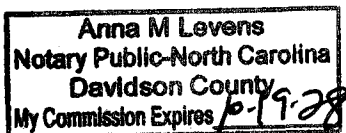
Name: Susannah Lee DuRant

STATE OF North Carolina, COUNTY OF Forsyth

I, Anna M Levens, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 28th day of May, 20 25 each acknowledging to me that they signed the foregoing document, in the capacity represented and identified therein (if any):

Joshua S. Downs and spouse, Susannah Lee DuRant

Affix Notary Seal/Stamp





Notary Public (Official Signature)

My commission expires: 10-19-28