

**2025018330 00159**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$842.00**

PRESENTED &amp; RECORDED

05/30/2025 02:28:34 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3866****PG: 1540 - 1541**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 842.00

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Parcel Identifier No.: 6825-50-2584.000 (Block 1041, Lot 172)

Mail tax bills to Grantee: 858 Madison Avenue, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lot 172, Ardmore, Section 4

THIS DEED made this 29 day of May, 2025 by and between,

GRANTOR	GRANTEE
<b>MAXWELL STANICK and wife, MARIAH STANICK</b>	<b>DONALD WATHIEU and wife, CHIA-YU CHEN</b>
Mailing Address: 109 Anita Drive, Winston-Salem, NC 27104	Mailing Address: 858 Madison Avenue, Winston-Salem, NC 27103

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:

**Being known and designated** as Lot Number 172, as shown on the plat of ARDMORE, SECTION 4, as recorded in Plat Book 2, at Page 96(2), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

Property Address: 858 Madison Avenue, Winston-Salem, NC 27103

**The property does include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3665, Page 152, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 2, Page 96(2).

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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



(SEAL)

Maxwell Stanick



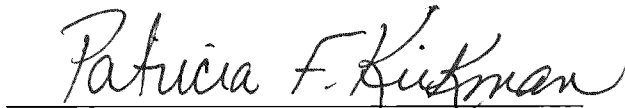
(SEAL)

Mariah Stanick

State of North Carolina, County of Forsyth

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Maxwell Stanick and Mariah Stanick**

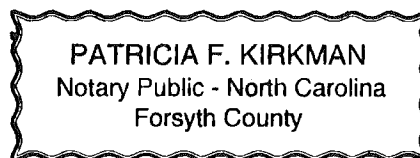
Date: 5-29-25



Notary Public



printed or typed name of notary public



My Commission Expires: 5/29/29