

2025018355 00184

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$380.00

PRESENTED & RECORDED

05/30/2025 03:36:18 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3866**PG: 1709 - 1711****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$ 380.00**Primary Residence of Grantor: **No**

Parcel Identifier No. 6834-45-3559.000 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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 DEED made this 28th day of May, 2025, by and between

GRANTOR	GRANTEE
<p>KEY KEEPER PROPERTIES, L.L.C. A NORTH CAROLINA LIMITED LIABILITY COMPANY 480 PASHA DRIVE ELLIJAY, GA 30540</p>	<p>CHRISTIAN J. FISETTE, UNMARRIED AND SAVANNAH BURKE, UNMARRIED AS JOINT TENANTS 2443 STOCKTON STREET WINSTON-SALEM, NC 27127</p>

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 the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3738, Page 3127.

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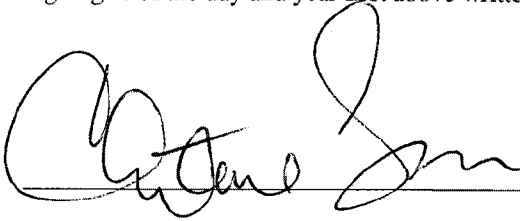
Submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

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

KEY KEEPER PROPERTIES, L.L.C.
(Entity Name)

 (SEAL)

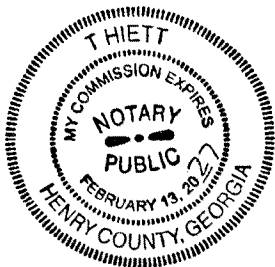
By: Christine Federico
Title: Managing Member

State of Georgia - County of Gilmer

I, T. Hiatt, the undersigned Notary Public, certify that CHRISTINE FEDERICO personally came before me this day and acknowledged that she is the Managing Member of KEY KEEPER PROPERTIES, L.L.C., a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 29 day of May, 2025.

(Affix Notary Stamp Below)




Notary Public (Signature)

T. Hiatt
Notary Public (Printed Name)

My Commission Expires: 02/13/2027

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Lot number 174, fronting 50 feet on the east side of Stockton Street, corner of Brookline and Stockton Streets, and of that width extending eastwardly 150 feet to a 15-foot alley, as shown by the map of Central Terrace Company, recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Book 108, Page 556.

**Property Address: 2443 Stockton Street
Winston-Salem, NC 27127**