

**2025020009 00099**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$250.00**

PRESENTED &amp; RECORDED

06/12/2025 01:28:24 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3868

PG: 2513 - 2519

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$250.00

Parcel Identifier No.: 6836-26-9754.000

Mail/Box to: Graham Alan Callaway and Taylor Blair Callaway, 2805 Bon Air Avenue, Winston Salem, NC  
 27105

*This instrument was prepared by: David T. Kasper, 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 No. 64, , Section B, Bon Air Development

THIS DEED made this 11 day of JUNE, 20 25, by and between:

GRANTOR	GRANTEE
<b>Tina Carson Wilkins and husband Ronald Wilkins;  Pappi Carson Franklin and husband Lonnie Franklin;  Jamon Carson and wife Myya Carson; Brandy  Gilliam, unmarried and Bruce A. Stowe and wife  Juscsance Stowe and Tina Carson Wilkins,  Executor for the Estate of Barbara J. Carson, Forsyth  County File# 24 E 2268</b>  Forwarding address: 353 Bent Creek Trail Winston Salem, NC 27105	<b>Graham Alan Callaway and Taylor Blair Callaway</b>  Mailing Address: 2805 Bon Air Avenue 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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING located on the east side of Bon Air Avenue, and BEING known and designated as Lot No. 64, in Section B, as shown on the map of Bon Air Development, as recorded in Plat Book 5, Page 25, in the Office of the Register of Deeds of Forsyth County, north Carolina, to which map reference is hereby made for a more particular description.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 902, Page 527, Forsyth County Registry. Also see, Estate File# 24 E 2268, Forsyth County Clerk of Superior Court, Estates Division.

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: Easements, restrictions of record, and ad valorem taxes for 2025 and subsequent years.

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

Bruce A. Stowe

Bruce A. Stowe

Juscsance Stowe

Juscsance Stowe

STATE OF Nevada

COUNTY OF Clark

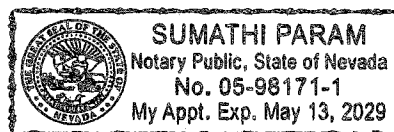
I, Sumathi Param, a Notary Public, do hereby certify that Bruce A. Stowe and wife Juscsance Stowe personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 11th day of June, 2025.

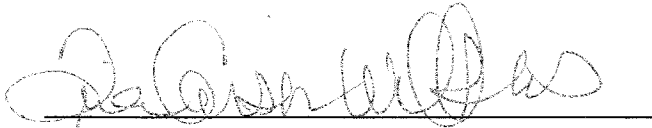
Sumathi Param

Printed Name: SUMATHI PARAM

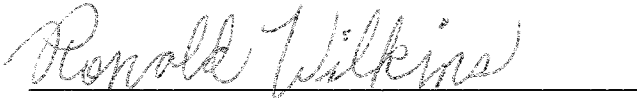
My Commission Expires: May 13, 2029



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



Tina Carson Wilkins

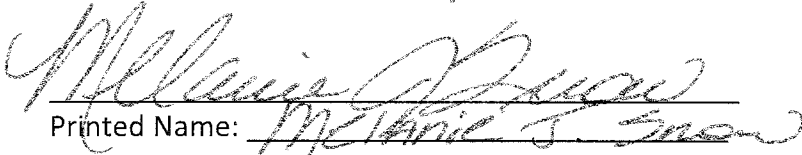


Ronald Wilkins

STATE OF NC  
COUNTY OF Forsyth

I, Melanie J. Snow a Notary Public, do hereby certify that Bruce A. Stowe and wife Juscsance Stowe personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 12 day of June, 2025.



Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027



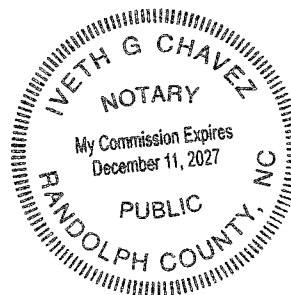
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Pappi Carson Franklin

Pappi Carson Franklin

Lonnie Franklin

Lonnie Franklin



STATE OF North Carolina  
COUNTY OF Guilford

I, Iveth G Chavez, a Notary Public, do hereby certify that Pappi Carson Franklin and husband Lonnie Franklin personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 11 day of June, 2025.

Iveth G Chavez  
Printed Name: Iveth G Chavez

My Commission Expires: 12-11-2027

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

Estate of Barbara J. Carson

*Tina Carson Wilkins*  
Tina Carson Wilkins, Executrix

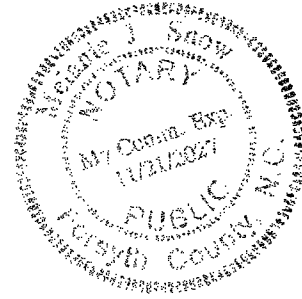
STATE OF NC  
COUNTY OF Forsyth

I, Melanie S. Snow, a Notary Public, do hereby certify that Tina Carson Wilkins, Executor for the Estate of Barbara J. Carson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 12 day of June, 2025.

*Melanie S. Snow*  
Printed Name: Melanie S. Snow

My Commission Expires: 11/21/2027



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

Jamon Carson

Jamon Carson

Myya Carson

Myya Carson

STATE OF NC  
COUNTY OF Forsyth

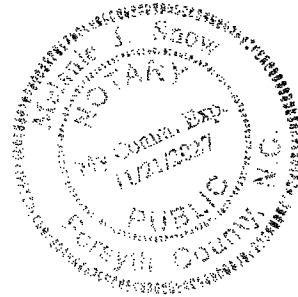
I, Melanie J. Snow, a Notary Public, do hereby certify that Jamon Carson and wife Myya Carson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 12 day of June, 2025.

Melanie J. Snow

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027



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

Brandy Gilliam  
Brandy Gilliam

STATE OF NC  
COUNTY OF Forsyth

I, Melanie S. Snow a Notary Public, do hereby certify that Brandy Gilliam personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 12 day of June, 20 25

Melanie S. Snow  
Printed Name: Melanie S. Snow

My Commission Expires: 11/21/2027

