

**2025020217 00119**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$770.00**

PRESENTED &amp; RECORDED

06/13/2025 01:41:18 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3868****PG: 3721 - 3722**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$770.00

Parcel Identifier No.: 6825-52-8117.000 (Block 1052, Lot 106)

Mail tax bills to Grantee: 1831 W. Academy Street, 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: 1831 W. Academy Street

THIS DEED made this 11th day of June, 2025, by and between,

GRANTOR	GRANTEE
<b>JONATHAN MILLEN SCHMOHL and            wife, ASHLEY PETRACCO SCHMOHL</b>	<b>NATALIA CAPOZZIELLO (unmarried);            and, PAUL HARDING (unmarried)            as joint tenants with right of survivorship</b>
Mailing Address: 1046 Englewood Drive, Winston-Salem, NC 27106	Mailing Address: 1831 W. Academy Street, 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:

Beginning at an iron stake in the northern right-of-way line of Academy Street, said iron stake marking the southwest corner of Tax Lot 107, Block 1052 as described in Deed Book 1362, Page 469; thence from said beginning point and with the northern right-of-way line of Academy Street South 84 degrees 00 minutes West 55.90 feet to an iron stake; thence North 2 degrees 09 West 236.94 feet to an iron stake; thence North 85 degrees 50 minutes East 55.44 feet to an iron stake in the west line of Tax Lot 107; thence with the western line of said Tax Lot 107 South 2 degrees 14 minutes East 235.15 feet to an iron stake, the point and place of Beginning, and being the identical property described in deed recorded in Book 2167 at Page 3453, Forsyth County Registry.

Property Address: 1831 W. Academy Street, Winston-Salem, NC 27103

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

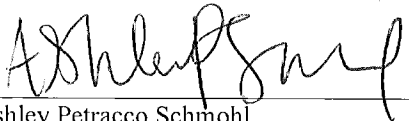
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3434, Page 678, Forsyth County Registry.

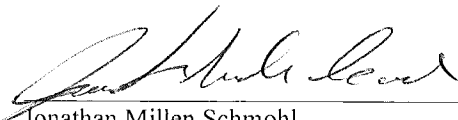
submitted electronically by "Kangur & Porter, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **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.

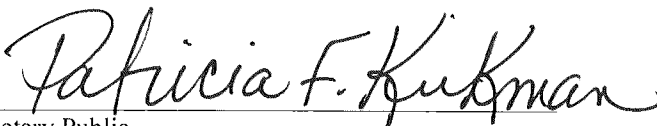
 (SEAL)  
Ashley Petracco Schmohl

 (SEAL)  
Jonathan Millen Schmohl

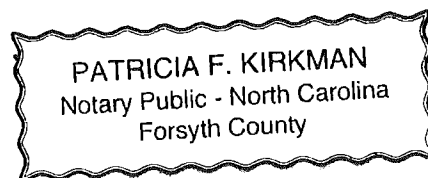
State of North Carolina, County of Forsyth

I certify that the following person(s) 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: **Ashley Petracco Schmohl and, Jonathan Millen Schmohl**

Date: 6-11-25

  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5/29/29