

2025023661 00048

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/10/2025 10:56:56 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3873
PG: 1979 - 1980

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 (no taxable consideration)

Tax Parcel Identification Number: 6835-05-9630.000

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103

This instrument was prepared by: Cristine R. Dixon, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Property Address: 111 N. Poplar Street, Winston-Salem, NC 27101

Brief description for the Index: LO:458 BL:0073

THIS DEED made this 1st day of July, 2025, by and between

GRANTOR	GRANTEE
<p>GAYLE H. K. COLE and husband, JEREMY M. COLE</p> <p>111 N. Poplar Street Winston-Salem, NC 27101</p>	<p>GAYLE H. K. COLE, TRUSTEE OF THE GAYLE KOLODNY COLE TRUST DATED 7/1/2025, and</p> <p>JEREMY M. COLE, TRUSTEE OF THE JEREMY MCLAIN COLE TRUST DATED 7/1/2025</p> <p>111 N. Poplar Street Winston-Salem, NC 27101</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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **FORSYTH** County, North Carolina, and more particularly described as follows:

Lying in Winston-Salem, Forsyth County and measuring 74 1/3’ on Poplar (formerly Pond) Street and of that width extending eastwardly 148’, being bounded on the west by Poplar (formerly Pond) Street, on the north by Lot 459, on the east by an alley, and on the south by Lot 457, the above-described lot being known and designated on the Plat of Winston as Lot #458.

This deed is being prepared in accordance with the provisions of N.C.G.S. § 41-65, for the purpose of two spouses conveying real property in equal shares to two separate trusts wherein the provisions of N.C.G.S. § 41-60(a)(1) shall continue to apply to the property held in trust as if the spouses had continued to hold the property as tenants by the entireties.

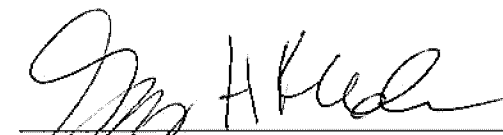
For back title reference, see the deed recorded in Book 3859, Page 4266, Forsyth County Registry.


THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend, jointly and severally, the title against the lawful claims of all persons whomsoever, other than the following exceptions: together with and subject to valid and enforceable restrictive covenants and encumbrances of record, and property taxes for the current year.

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

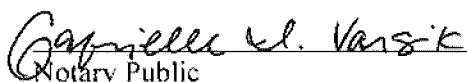
 (SEAL)
GAYLE H. K. COLE

 (SEAL)
JEREMY M. COLE

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

I, Gabrielle I. Varsik, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Gayle H. K. Cole and Jeremy M. Cole, either being personally known to me or proven by satisfactory evidence (said evidence being NC Driver's License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 1st day of July, 2025.


 Notary Public

My Commission Expires: March 11, 2030

