

**2025024703 00143**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 07/17/2025 03:09:08 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3874**  
**PG: 3458 - 3459**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

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Parcel Identifier No.: 6848-02-8659.000 (Block 3024, Lot 003)

Mail tax bills to Grantee: 4750 Carlton Drive, Winston-Salem, NC 27105

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: Lots 3 & 4, Ferrell Heights

THIS DEED made this 6th day of July, 2025, by and between,

| <b>GRANTOR</b>                                                                   | <b>GRANTEE</b>                                                                                                                                              |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Jody Ray Messick and<br/>wife, Trina Gale Messick</b><br><br>Mailing Address: | <b>Charles Moran and wife, Katie Moran; and<br/>Gary Moran and wife, Susan Moran</b><br><br>Mailing Address:<br>4750 Carlton Drive, 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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**Being** Lots Numbered Three (3) and Four (4), as shown upon the map of FERRELL HEIGHTS, SECTION TWO (2), as surveyed and platted by J.E. Ellerbe, C.E. in May, 1953, which map is of record in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 16, Page 158, and to which map reference is hereby made for a more particular description.

Property Address: 0 Carlton Drive, Winston-Salem, NC 27105

**The property does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3865, Page 3295, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 16, Page 158.


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.

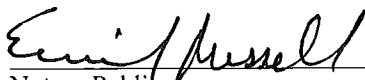
 (SEAL)  
Jody Ray Messick

 (SEAL)  
Trina Gale Messick

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: **Jody Ray Messick and Trina Gale Messick**

Date: July 6, 2025

  
Notary Public



Emily Russell  
printed or typed name of notary public

My Commission Expires: Oct 8, 2028