

**2025034352 00045**

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-29-2025 10:31:27 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3887**PG: 1363-1365****NORTH CAROLINA NON-WARRANTY DEED****ENVELOPE****Parcel ID No. 6878-04-0031.00****Excise Tax: 0.00**Mail after recording to Daniel Jenkins, 380 Knollwood St., Suite 500, Winston Salem, North Carolina 27103This instrument prepared by Daniel Jenkins, Attorney (NO TITLE EXAMINATION)Brief description for the index: 1.78 acre tract

THIS NON-WARRANTY DEED made this 22nd day of SEPTEMBER, in the year 2025, by and between

GRANTORCHRISTOPHER P. MACERI, also known as
CHRISTOPHER MACERI
and spouse,
AMY MICHELLE MACERI5161 Barrow Road
Kernersville, NC 27284**GRANTEE**CHRISTOPHER MACERI, TRUSTEE OF THE
CHRISTOPHER MACERI LIVING TRUST DATED
SEPTEMBER 22, 20255161 Barrow Road
Kernersville, NC 27284

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 may be required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot(s), parcel(s) of land situated in **Forsyth County, North Carolina** and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT A

The property herein above described was acquired by Grantor by instrument recorded in Book 3783 at Page 2591-2593, Forsyth County Registry.

Am CM If initialed, the property includes the primary residence of the Grantor. (N.C.G.S. § 105-317.2)

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. **Grantors make no warranty of title to the Property.**

IN WITNESS WHEREOF, Grantors have duly executed this North Carolina Non-Warranty Deed.

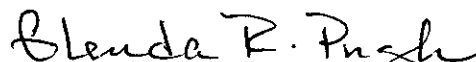

CHRISTOPHER P. MACERI


AMY MICHELLE MACERI

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, GLENDA R. PUGH, a Notary of Forsyth County, North Carolina, do hereby certify that CHRISTOPHER P. MACERI, also known as CHRISTOPHER MACERI, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose(s) and in the capacity indicated herein.

Witness my hand and official seal or stamp, this 22ND day of SEPTEMBER, 2025.


GLENDA R. PUGH, Notary Public
My Commission Expires on: 8/15/29

(seal or stamp)

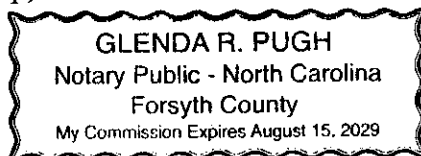


EXHIBIT A

Being a 1.718 acre, more or less, tract or parcel of real property lying in Kernersville Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron stake lying at the southeastern corner of the Middle American Homes and Enterprises, Ltd. property which is more particularly described in Book 1980 at Page 2899, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof; thence South 83° 28' 06" West 354.64 feet to a point lying in the center of a fifty-foot (50-ft) wide right-of-way of Barrow Road (State Road 2013) Middle American's southwest corner; thence with the center of a fifty-foot (50-ft) wide easement and right-of-way North 10° 56' 51" West 257.98 feet to an existing iron stake lying at the northwest corner of the Middle American Homes property described in Book 1980 at Page 2902; thence South 88° 03' 46" East 293.42 feet to an existing iron stake, Middle American's northeast corner; thence South 28° 01' 40" East 230 feet to the point and place of BEGINNING; containing 1.718 acres, more or less, according to a survey entitled "Map for Harry Boles", dated May 6, 1998, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 1350-3.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 310, Block 5422, on Map 666882, and is further the same property as that property described in Book 2002 at Page 3309 of the Forsyth County, North Carolina, Registry.

TOGETHER WITH AND SUBJECT TO the fifty-foot (50-ft) wide easements and rights-of-way which are more particularly described in Book 1411 at Pages 320 and 325 and Book 1980 at Pages 2899 and 2902 of the Forsyth County, North Carolina, Registry, reference to which are hereby made for a more particular description thereof. These easements and rights-of-way shall be appurtenant to and shall run with the above-described 1.718 acre tract of land.

FOR FURTHER REFERENCE this is that same property described in deed recorded at Book 3222, Page 4337 in the office of the Register of Deeds of Forsyth County, North Carolina and is currently designated as PIN 6878-04-0031.00 in the office of the Forsyth County Tax Assessor.