

2021061776 00286

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$58.00
 PRESENTED & RECORDED
 11/10/2021 03:46:36 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3654
PG: 3848 - 3850

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$58.00

Parcel Identifier No. 6868-81-9149.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 3059 LUTHER STREET, WINSTON-SALEM, NC 27127

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: 0 VANCE RD., KERNERSVILLE, NC 27284, Forsyth County, North Carolina

THIS DEED made this 10th day of November, 2021, by and between

GRANTOR	GRANTEE
DONNA BOWDEN ROBERTS, UNMARRIED FORWARDING ADDRESS: <u>1410 FARM RIDGE ROAD</u> <u>KERNERSVILLE, NC 27284</u>	ANTONIO SOTO GOMEZ AND WIFE, MARIA DEYSEY OROZCO-CAMPOS PROPERTY ADDRESS: <u>0 VANCE ROAD</u> <u>KERNERSVILLE, NC 27284</u>
PROPERTY ADDRESS IS ____ IS NOT <input checked="" type="checkbox"/> _____ GRANTOR'S PRIMARY RESIDENCE	

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:

SEE EXHIBIT A

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

submitted electronically by "Heather Kiger Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2021 and subsequent years.

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

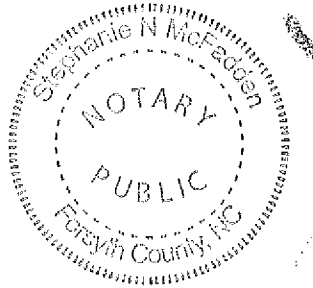
Donna Bowden Roberts (SEAL)
DONNA BOWDEN ROBERTS

State of NC – County of Forsyth

I, Stephanie N McFadden, a Notary Public of Forsyth County, State of NC, certify that **DONNA BOWDEN ROBERTS**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 10th day of November, 2021.

(SEAL)



Stephanie N McFadden Notary Public

My Commission Expires: July 4, 2024

EXHIBIT A

BEGINNING at an iron located in the Southwest corner of Lot 16 and the Northwest corner of Lot 15 of Sheffield Place, Phase II as shown on Plat recorded in Plat Book 46, Page 9, Forsyth County Registry; thence with the West line of Lot 15 of Sheffield Place South 01 deg. 07 min. 32 sec. East 96.69 feet to an iron located in the Southwest corner of Lot 15 and the Northwest corner of Lot 14 of Sheffield Place; thence with the West line of Lot 14 South 01 deg. 05 min. 27 sec. East 93.72 feet to a new iron; thence South 88 deg. 52 min. 48 sec. West 388.46 feet to an iron located in the East line of the Phillip Kerry Venable property commonly known as Tax Lot 9M, Block 542 of The Forsyth County Tax Maps; thence with Venable's East line North 06 deg. 01 min. 53 sec. East 250 feet to an iron located in the Southwest corner of the Charles H. Roberts, Jr. property as described in deed recorded in Book 2543, Page 2545, Forsyth County Registry; thence with Robert's South line North 88 deg. 52 min. 48 sec. East 357.30 feet to an iron located in the West line of Lot 16 of Sheffield Place; thence South 01 deg. 11 min. 41 sec. East 57.65 feet to an iron in the point and place of BEGINNING and containing 2.124 acres more or less according to a survey dated June 3, 2004 for Larry Gene Roberts, II by Wayne T. Sims, RLS and bearing job number 11202-3. Reference is hereby made to said survey for a more particular description. Together with and subject to a thirty foot perpetual nonexclusive easement for access (ingress, egress and regress) and utilities to and from Heathbrook Lane along a portion of the East line of the above described property and said easement is described as follows:

BEGINNING at an iron marking the Southwest corner of Lot 19 of Sheffield Place Phase II as shown on Plat recorded in Plat Book 46, Page 9, Forsyth County Registry and also marking the Northwest terminus of Heathbrook Lane; thence said iron South 01 deg. 10 min. 14 sec. East 50.96 feet to an iron located in the Northwest corner of Lot 18 of Sheffield Place; thence South 01 deg. 08 min. 42 sec. East 115.28 feet to an iron located in the Northwest corner of Lot 17 of Sheffield Place; thence South 01 deg. 06 min. 11 sec. East 96.68 feet to an iron located in the Northwest corner of Lot 16 of Sheffield Place; thence South 01 deg. 07 min. 12 sec. East 39.06 feet to an iron located in the Northeast corner of the above described property; thence South 1 deg. 11 min. 41 sec. East 57.65 feet to an iron located in the Northwest corner of Lot 15 of Sheffield Place; thence South 01 deg. 07 min. 32 sec. East 96.69 feet to an iron located in the Northwest corner of Lot 14 of Sheffield Place; thence South 01 deg. 05 min. 27 sec. East 93.72 feet to an iron located in the Southeast corner of the property described above; thence South 88 deg. 52 min. 48 sec. West 30 feet to an iron; thence North 01 deg. 07 min. 43 sec. West 248.06 feet to an iron; thence North 01 deg. 07 min. 12 sec. West 248.06 feet to an iron; thence North 01 deg. 07 min. 12 sec. West 296.19 feet to an iron; thence North 77 deg. 56 min. 53 sec. East 30.49 feet to an iron in the point and place of BEGINNING of this easement.