

**2022032921 00185**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$492.00**

PRESENTED &amp; RECORDED

07/12/2022 04:27:06 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK, DPTY

**BK: RE 3706****PG: 2077 - 2078**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 492.00

Parcel Identifier No.: 6848-07-4665 (Block 5183, Lot 006)

Return after recording to: Kangur &amp; Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4970 Lyman Road, 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: Lot Number 5 and 6 of Block A, Oakwood, Section No. 2

THIS DEED made this 8<sup>th</sup> day of July, 2022 by and between,

GRANTOR	GRANTEE
<b>MONTE A. COCKERHAM and wife,            DANIELLE P. COCKERHAM</b>	<b>BENJAMIN SPENCER WILLIAMS and wife,            KAITLYN JOY WILLIAMS</b>
Mailing Address: 413 Glass Road, Mount Airy, NC 27105	Mailing Address: 4970 Lyman Road, 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 known and designated** as Lot Numbers 5 and 6 of Block A, OAKWOOD, SECTION NO. 2, a plat of which is duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 23, Page 37, reference to which is hereby made for a more particular description.

Property Address: 4970 Lyman Road, Winston-Salem, NC 27105

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


The property hereinabove described was acquired by Grantor by instruments recorded in Book 2538, Page 991, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 23, Page 37.

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.

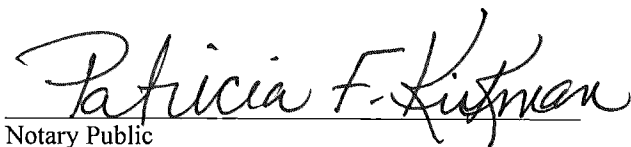
 (SEAL)  
Monte A. Cockerham

 (SEAL)  
Danielle P. Cockerham

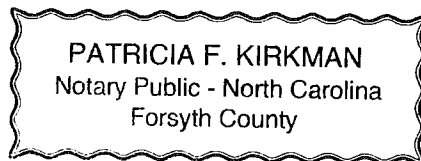
State of North Carolina, County of Forsyth

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: **Monte A. Cockerham and Danielle P. Cockerham**

Date: 7-8-22

  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5-29-24