

2022050443 00089FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$23.00PRESENTED & RECORDED
11/08/2022 02:30:38 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3727
PG: 1687 - 1694**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 23.00

Primary Residence of Grantor: No

Parcel Identifier No. 6804-69-0222.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, 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: _____

THIS DEED made this 31st day of October, 2022, by and between

GRANTOR	GRANTEE
1. HOLLY B. NEWSOME, SUCCESSOR TRUSTEE OF THE MARTHA C. BODFORD REVOCABLE TRUST DATED 12/21/2007, AS AMENDED 2. MARTHA CAVE, INDIVIDUALLY AND AS EXECUTOR FOR THE ESTATE OF JACOB FRANKLIN CAVE 3. JACOB W. CAVE AND SPOUSE, JILL DRAUGHN CAVE 4. GINA CAVE FOWLER AND SPOUSE, BARRY O. FOWLER	MICDARIS NATALIA BARCELO DE CHACON AND SPOUSE, OMAR LEONARDO CHACON MORONTA 165 BRAEBURN DRIVE WINSTON-SALEM, NC 27127

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 the County of **Forsyth**, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via Estate Files 22 E 2504 and 19 E 76, Forsyth County Clerk of Court; see also, instruments recorded in **Book** 1044, **Page** 757; **Book** 1601, **Page** 1203.

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:

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

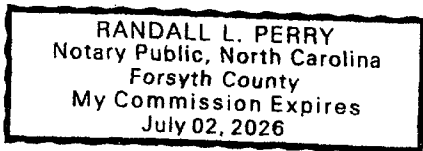
Holly B. Newsome (SEAL)
HOLLY B. NEWSOME, SUCCESSOR TRUSTEE OF
THE MARTHA C. BODFORD REVOCABLE TRUST
DATED 12/21/2007, AS AMENDED

State of NC - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that HOLLY B. NEWSOME, SUCCESSOR TRUSTEE OF THE MARTHA C. BODFORD REVOCABLE TRUST DATED 12/21/2007, AS AMENDED, personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 8th day of November, 2022.

(Stamp Below)



[Signature]
Notary Public (Signature)

Randall L. Perry
Notary Public (Printed Name)

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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:

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

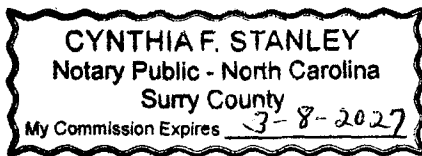
Martha Cave (SEAL)
MARTHA CAVE, INDIVIDUALLY AND AS
EXECUTOR FOR THE ESTATE OF JACOB FRANKLIN CAVE

State of NC - County of Surry

I, Cynthia J. Stanley, the undersigned Notary Public, certify that MARTHA CAVE, INDIVIDUALLY AND AS EXECUTOR FOR THE ESTATE OF JACOB FRANKLIN CAVE personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 3 day of November, 2022.

(Stamp Below)



Cynthia J. Stanley
Notary Public (Signature)

Cynthia J. Stanley
Notary Public (Printed Name)

My Commission Expires: March 8, 2027

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

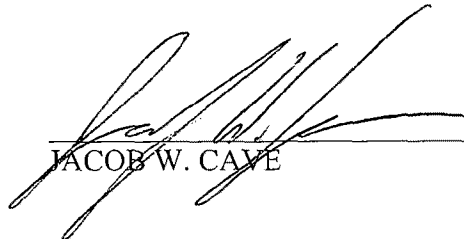
_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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:

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

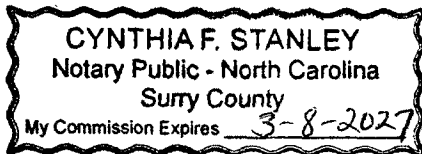
 (SEAL)
JACOB W. CAVE

State of NC - County of Surry

I, Cynthia J. Stanley, the undersigned Notary Public, certify JACOB W. CAVE personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 3 day of November, 2022.

(Stamp Below)



Cynthia J. Stanley
Notary Public (Signature)

Cynthia J. Stanley
Notary Public (Printed Name)

My Commission Expires: March 8, 2027

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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:

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

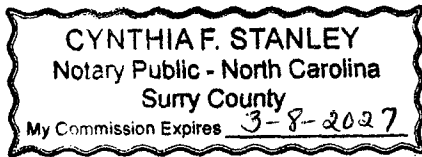
Jill Draughn Cave (SEAL)
JILL DRAUGHN CAVE

State of NC - County of Surry

I, Cynthia F. Stanley, the undersigned Notary Public, certify JILL DRAUGHN CAVE personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 3 day of November 2022.

(Stamp Below)



Cynthia F. Stanley
Notary Public (Signature)

Cynthia F. Stanley
Notary Public (Printed Name)

My Commission Expires: March 8, 2027 CFS

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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:

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

Gina Cave Fowler (SEAL)
GINA CAVE FOWLER

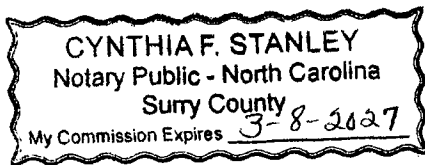
Barry O. Fowler (SEAL)
BARRY O. FOWLER

State of NC - County of Surry

I, Cynthia J. Stanley, the undersigned Notary Public, certify that GINA CAVE FOWLER AND BARRY O. FOWLER personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 3 day of November, 2022.

(Stamp Below)



Cynthia J. Stanley
Notary Public (Signature)

Cynthia J. Stanley
Notary Public (Printed Name)

My Commission Expires: March 8, 2027

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

TRACT I: Beginning at an iron, said iron stake being located in the Eastern right of way line of Araminta Drive, said iron also being located at the Southwest corner at the property heretofore conveyed by the grantor to E. R. Green, deed for same being recorded in Deed Book 905 at page 457, and running thence North 88 degrees 20 minutes East 201.0 feet to an iron; running thence North 3 degrees 15 minutes East 120 feet to an old iron; running thence ^{North} 87 degrees 47 minutes East 174.63 feet to an old iron in Snyder's West line; running thence with Snyder's West line South 0 degrees 39 minutes East 224.2 feet to an old iron; running thence South 81 degrees 34 minutes West 67.22 feet to an iron; running thence South 3 degrees 06 minutes West 200 feet to an old iron; running thence North 86 degrees 44 minutes West crossing a stream 225.7 feet to an old iron; running thence North 86 degrees 26 minutes West 126.95 feet to an iron; running thence North 2 degrees 59 minutes East 133.65 feet to an old iron in the Southern right of way line of Frandell Road; running thence with the southern right of way line of Frandell Road South 88 degrees 51 minutes East 29.7 feet to a point in the eastern right of way line of Araminta Drive; running thence with the Eastern right of way line of Araminta Drive North 3 degrees 02 minutes East 148 feet to the point and place of beginning and being a part of the property conveyed to the grantors herein by Frank T. Bailey, Jr. in Deeds recorded in Deed Book 862 at page 181 and 182.

Less and except the property conveyed in deed Book 1451, Page 1615, Forsyth County Registry, and more particularly described as:

Beginning at an iron pipe in the eastern right of way of Araminta Drive and being the northwest corner of Richard A. Patton DB 1301-P1605 and the southwest corner of Clint F. Bodford DB 1044-P757; thence along the south line of said Bodford N 85° 47' E - 326.62' to an iron stake a new corner in Bodford's land; thence S03° 18' W 38.89' to an iron in said Bodford's east line and also being the northeast corner of said Patton; thence along Patton's north line N 87° 23' W 323.84' to the point of beginning, all bearings being magnetic and the parcel containing a calculated area of 0.144 acres by DMD.

Also, less and except the property conveyed in deed Book 1301, Page 1603, Forsyth County Registry, and more particularly described as:

Beginning at an iron, said iron stake being located in the Eastern right of way line of Araminta Drive, said iron also being located South 3° 2' West 60 feet from the Southwest corner of the property heretofore conveyed to E. R. Green, deed for same being recorded in Deed Book 905 at page 457, and running thence North 88° 22' East 324.3 feet to a point; running thence South 3° 6' West 191.7 feet to a point; running thence North 86° 30' West 323.0 feet to a point; running thence North 3° 2' East and falling in with the Eastern right of way line of Araminta Drive 162.7 feet to the point and place of beginning and being a portion of Tract I described in that certain deed to the grantors herein recorded in Deed Book 1044 at page 757 of the Forsyth County Registry.

Also, less and except the property conveyed in Deed Book 2312, Page 4799, Forsyth County Registry, and also known as Benathon Place recorded in Plat Book 45, Page 140, more particularly described as:

Beginning at an iron pin located in the eastern right-of-way line of Arminta Drive, said iron pin being located at the southwest corner of the property owned, now or formerly, by Thomas Paul Lusk and wife, Jill A. Lusk (Book 1745, Page 1836); thence with the southern line of said Lusk North 87-49-41 East 200.93 feet to an iron pin; thence with the eastern line of Lusk and continuing with the eastern line of property owned, now or formerly, by Robert S. Stern and wife, Donna L. Stern (Book 1125, Page 1777) North 02-42-15 East 119.97 feet to an iron pin located in the eastern line of said Stern, said iron pin also being the southwest corner of property owned, now or formerly, by Silas A. Manning, Jr. and wife, Gloria M. Manning (Book 1010, Page 49); thence with the southern line of Manning and continuing with the southern line of property owned, now or formerly, by Roy Eugene Stewart and wife, Barbara Ann Stewart (Book 939, Page 579) North 87-14-39 East 175.08 feet to an iron pin located at the southeast corner of said Stewart and being in the western line of property owned, now or formerly, by Dellwood Properties II, LLC (Book 1998, Page 1872); thence with the western line of said Dellwood Properties South 00-59-18 East 224.31 feet to an iron pin located at the southwest corner of said Dellwood Properties and being in the northern line of property owned, now or formerly, by Mar-Don Hills; thence with the northern line of said Mar-Don Hills South 80-29-02 West 66.47 feet to an iron pin marking the northwest corner of said Mar-Don Hills and being in the eastern line of Lot 5 of Frandale Place (Book 2107, Page 442); thence North 02-40-54 East 52.01 feet to an iron pin; thence North 06-36-28 West 36.48 feet to an iron pin; thence South 81-21-19 West 324.74 feet to the point and place of beginning and containing 0.96 acres, more or less, as shown on the survey entitled "Boundary Survey at Clint F. Bodford & Martha Bodford Property" prepared by Allied Associates, P.A. dated January 7, 2003, Job No. PA030101, reference to which is hereby made for a more particular description.

**Property Address: 0 Araminta Drive
Winston-Salem, NC 27104**