

2023013871 00097FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$780.00

PRESENTED & RECORDED

04/28/2023 12:36:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3751

PG: 1756 - 1758

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 780.00

Parcel Identifier No. 5897-97-8463.000 Verified by Forsyth County on the ____ day of _____, 2023

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract Yadkinville Road

THIS DEED made this 28 day of April, 2023, by and between

GRANTOR

Dennis R. Rothfuss and wife, Donice L. Rothfuss

GRANTEE

Daryl Gomersall and spouse, Mary Jane Gomersall

Property Address: 4510 Yadkinville Road
Winston-Salem, NC 27106

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.This property is ___ is not the primary residence of one or more of the Grantors.

For back title, see Book 2961, Page 1694, Forsyth County Registry.

submitted electronically by "Holton Law Firm"
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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Dennis R. Rothfuss (SEAL)
Dennis R. Rothfuss

Donice L. Rothfuss (SEAL)
Donice L. Rothfuss

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 therein and in the capacity indicated: Dennis R. Rothfuss and Donice L. Rothfuss.

Date: 4/28/2023

Lindsay E. Park
Notary Public

Lindsay E. Park
Print Name

My commission expires: 3/2/2027

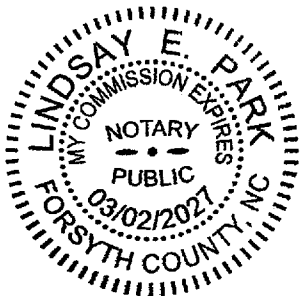


Exhibit A

BEGINNING at an iron stake the northeast corner of the Charlie Martin Property at the south right of way line of Old U.S. Highway No. 421, which iron stake being North 82 degrees 35' East and 350.0 feet Northeastwardly of the intersecting right of way lines of Spicewood Drive and said Old U.S. Highway No. 421; running thence North 82 degrees 35' East with said Old U.S. Highway 135.0 feet to an iron stake, a new corner by S. C. Stimpson; thence the following two new lines with said Stimpson viz.--South 2 degrees 35' West 200.0 feet to an iron stake a new corner, and South 82 degrees 35' West 135.0 feet to an iron stake, the Northeast corner of Ray F. Cornelius 3.25 acre tract and Southeast corner of the Charlie Martin property; thence with the East line of said Martin property, North 2 degrees 35' East 200.0 feet to the point of beginning; containing 0.62 of an acre more or less; and being from a tract deeded to Sollie C. Stimpson by P. H. Stimpson and wife, Rosa V. Stimpson, June 4, 1925, and recorded in Book 308, Page 68, Office of Forsyth County Registry; and being the identical property as described in Book 1164 at Page 1635, Forsyth County Registry.