

2023018330 00083

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
06/01/2023 12:27:39 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3756

PG: 4125 - 4127

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$400.00

This property _____ is X is not the Grantor's
primary residence.

Tax Map No.

Parcel Identifier No. 5896-86-5248.000

Mail after recording to Grantee: 5050 Fleetwood Circle, Winston Salem, NC 27106

This instrument was prepared by: Michael R. Bennett, Atty.

THIS DEED made this 15th day of June, 2023 by and between

GRANTOR

Allen Dean Carico a/k/a Allen Dean Carico, IV and spouse, Judy Traylor Carico

GRANTEE

**Jessica Ann Cockerham (unmarried) and Cathy Myers (married)
Joint Tenants With Right of Survivorship**

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 located in Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A" attached hereto and incorporated by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3598, Page 2421, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book *, Page *, and referenced within this instrument.

submitted electronically by "Bennett & West, PLLC"
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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any. 2023 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Allen Dean Carico (Seal)
Allen Dean Carico a/k/a Allen Dean Carico, IV

Judy Traylor Carico (Seal)
Judy Traylor Carico

NORTH CAROLINA, Stokes COUNTY

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: Allen Dean Carico and Judy Traylor Carico.

Witness my hand and official seal this 1st day of June, 2023.

My Commission Expires: 07/14/2026

Diane L. Tally
Notary Public

Print Notary Name: Diane L. Tally

DIANE L. TALLY
NOTARY PUBLIC
Stokes County
North Carolina
My Commission Expires July 14, 2026

Exhibit "A"

BEGINNING at an iron stake on the South side of the Brookstown Road, now called "Fleetwood Circle", said iron stake being North 79 degrees 19 minutes West and 322.0 Feet westwardly from an iron stake on the South side of the aforesaid Road, S.I. Craft's old Northwest corner on the south side of the Brookstown Road; running thence South 14 degrees 04 minutes West along Hicks 227 Feet; thence North 80 degrees 20 minutes West a new line 129 Feet; thence North 12 degrees 18 minutes East a new line 229 Feet to an iron on the South side of the Brookstown Road; thence South 79 degrees 19 minutes East along the south side of the Brookstown Road 136.46 Feet to an iron stake the point of BEGINNING.