

2023020539 00054

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
06/19/2023 12:47:41 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3759

PG: 2327 - 2332

NORTH CAROLINA GENERAL WARRANTY DEED

“No Title Search, No Closing Performed by Preparer”

Excise Tax: **\$170.00**

Parcel Identifier: **6827-78-5216.000** Verified by _____ County on the ____ Day of _____, 20__.

By: _____

Mail/Box to: Grantee: _____

This Instrument Prepared By: **Elizabeth M. O’Neal, Attv. At Law**

Brief description of the Index: _____

This Deed made this 14 day **June**, 2023, by

GRANTORS

REBECCA SPENCER SULLIVAN

Executrix of the Estate of Wade Thomas Spencer

And

REBECCA SPENCER SULLIVAN, unmarried

And

ARLENE SPENCER NEAL, And husband,

TERRY EUGENE NEAL

GRANTEE

EMMANUEL

REYES-CRUZ

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

SEE ATTACHED “ATTACHMENT A” INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION OF PROPERTY.

The property herein above described was acquired by Grantors from **Estate of Wade Thomas Spencer**, Estate file **23 E 406**, and Book **3233**, Page **1141**, **Forsyth** County, North Carolina.

A map showing the above described property is recorded in Plat Book 64, Page 195.

To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

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

Rebecca Spencer Sullivan (SEAL) _____ (SEAL)

**Rebecca Spencer Sullivan, Executrix of
The Estate of Wade Thomas Spencer**

STATE OF NORTH CAROLINA

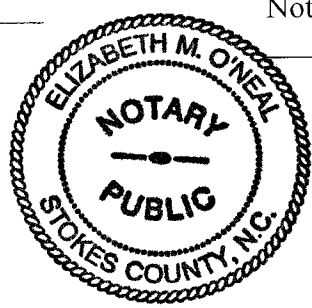
COUNTY OF Stokes

I, Elizabeth M. O'Neal a Notary Public of the County and State aforesaid, certify that Rebecca Spencer Sullivan, Executrix of the Estate of Wade Thomas Spencer, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 14 day of June, 2023.

My Commission Expires:
1-10-2028

Elizabeth M. O'Neal
Notary Public Qualified in the County and State of:
Stokes Co, NC



A map showing the above described property is recorded in Plat Book 64, Page 195.

To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

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

X Rebecca Spencer Sullivan (SEAL) _____ (SEAL)

Rebecca Spencer Sullivan

STATE OF NORTH CAROLINA

COUNTY OF Stokes

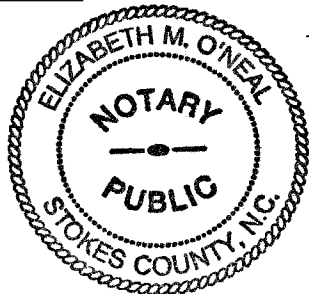
I, Elizabeth M O'Neal a Notary Public of the County and State aforesaid, certify that Rebecca Spencer Sullivan, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 14 day of June, 2023.

My Commission Expires:

1-10-2028

Elizabeth M O'Neal
Notary Public Qualified in the County and State of:
Stokes Co, NC



A map showing the above described property is recorded in Plat Book 64, Page 195.

To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

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

x Arlene Spencer Neal (SEAL)
Arlene Spencer Neal

x Terry Eugene Neal (SEAL)
Terry Eugene Neal

STATE OF NORTH CAROLINA

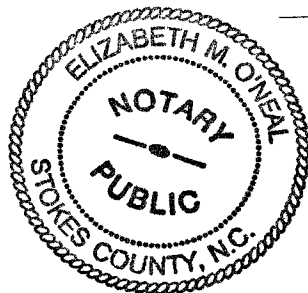
COUNTY OF Stokes

I, Elizabeth M O'Neal a Notary Public of the County and State aforesaid, certify that Arlene Spencer Neal and husband Terry Eugene Neal, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 14 day of June, 2023.

My Commission Expires:
1-10-2028

Elizabeth M O'Neal
Notary Public Qualified in the County and State of:
Stokes Co, NC



ATTACHMENT A

GRANTORS: REECCA SPENCER SULLIVAN, Executrix
of the Estate of Wade Thomas Spencer
And
REBECCA SPENCER SULLIVAN, unmarried
And
ARLENE SPENCER NEAL
And husband,
TERRY EUGENE NEAL

GRANTEE: EMMANUEL REYES-CRUZ

ATTACHMENT TO GENERAL WARRANTY DEED DATED JUNE 14, 2023

Property Address: 4723 Germanton Road, Winston Salem, NC 27105
Forsyth County Tax Id. Parcel #: 6827-78-5216.000

TRACT 1:

BEGINNING at the southwest corner of Lot 14, Retnuh Hills, Section 1 (Plat Book 8, Book 192, Forsyth County Registry); thence from said beginning point along the southern line of Lot 14, Rutnuh Hills, Section 1, South 80° 53' East 400.00 feet to a stake; thence South 09° 07' West 50.00 feet to a stake; thence North 80° 53' West 400.00 feet to a stake marking the northwest corner of Lot 12, Retnuh Hills, Section 1; thence North 09° 07' East 50.00 feet to the place of beginning.

This property is also known and designated as Lot 13, Retnuh Hills, Section 1 (plat Book 8, Page 192, Forsyth County Registry).

TRACT 2:

BEGINNING at an iron stake on the east side of Germanton Road, the southwest corner of John P. Porter's Lot 13, Retnuh Hills, Section 1; thence with Porter's line, South 80° 53' East 400.00 feet to an iron stake marking the southeast corner of Lot 13, Retnuh Hills, Section 1; thence South 09° 07' West 16 2/3 feet to a stake; thence an new line, North 80° 53' West 400.00 feet to a stake on the east side of Germanton Road; thence with said road, North 09° 07' East 16 2/3 feet to the place of beginning and being the **northern part of LOT 12, RETNUH HILLS, SECTION 1** (Plat Book 8, Page 192, Forsyth County Registry).

TRACT 3:

BEGINNING at a point in a large rock 6.90 feet westwardly from an iron stake on the line, this rock being E. O. Hunter's and C.C. Frye's corner on G. C. Barnes' line; thence with Barnes' line, South 01° 23' West 358.00 feet to a stake, corner of Lot 26 and being 6.0 feet north of E. O. Hunter's and G. C. Barnes' corner; thence with Lot 25, North 88° 37' West 185.80 feet to an iron stake, corner of Lot 13; thence with the lines of Lots 13 to 18 inclusive,

North 09° 07' East 358.80 feet to an iron stake, corner of Lot 18 and C.C. Frye's line; thence South 88° 15' East 138.80 feet to the beginning and **CONTAINING 1.34 ACRES, more or less, and being LOT 24 of E. O. Hunter property.**

(This property is also shown on the plat of Retnuh Hill, Section 2 recorded in Plat Book 12, Page 150 (2 pages), Forsyth County Registry.

TRACT 4:

BEGINNING at a stake on the east side of Germanton Road, the southwest corner of the 16 2/3 foot wide strip of land sold to Lanelle T. Porter (Deed Book 525, Page 368, Forsyth County Registry); thence leaving the point of beginning, South 80° 53' East 400.00 feet along a line with Lanelle T. Porter to a stake; thence South 09° 07' West 66 2/3 feet to a corner of Avis Bowles; thence North 80° 53' West 400.00 feet to a stake in the eastern side of Germanton Road; thence northwardly with said road, North 09° 07' East 66 2/3 feet to the point of **BEGINNING** and being **TWO-THIRDS (2/3) OF LOT 11 AND TWO-THIRDS 2/3 OF LOT 12, RETNUH HILLS, SECTION 1** (Plat Book 8, Page 192, Forsyth County Registry).

Title History:

The above described property (Tracts 1, 2, 3, and 4) were acquired by Elioth Charles Tuttle and wife, Daughn H. Tuttle by General Warranty deed recorded June 15, 1995, in Book 1861, Page 81, Forsyth County Registry.

Elioth Charles Tuttle died in Forsyth County, North Carolina on April 19, 2002.