



**2023021897 00182**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 06-28-2023 04:02:06 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY

**BK: RE 3761**  
**PG: 964-966**

## NORTH CAROLINA GENERAL WARRANTY DEED

<b>Excise Tax:</b>	<b>\$0.00 Exempt</b>
<b>REID:</b>	<b>6805419944000</b>
<b>PIN:</b>	<b>6805-41-9944</b>
<b>Legal Description:</b>	<b>LO011 BL3914</b>
<b>After Recording Mail To:</b>	<b>Steven J. Crowell, 7250 Pellinore Dr., Pfafftown, NC 27040</b>
<b>Mail Tax Statements To:</b>	<b>Carol Ruth Carter 4890 Ashton Ct., Morganton, NC 28655</b>
<b>Prepared By:</b>	<b>Steven J. Crowell, Attorney 7250 Pellinore Drive, Pfafftown, NC 27040</b>

THIS DEED made this 24<sup>th</sup> day of June, 2023, by and between

**GRANTOR:** **Ruth S. Carter Estate**  
**Carol Ruth Carter, Executor**

**GRANTEE:** **Carol Ruth Carter**  
**4890 Ashton Ct., Morganton, NC 28655**

The designation of 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, does hereby grant, bargain, sell, and convey unto the GRANTEE in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, \_\_\_\_\_ Township, Forsyth County, North Carolina more particularly described as follows:

**See Exhibit A which is attached hereto and incorporated herein by reference**

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 866 Page 339.

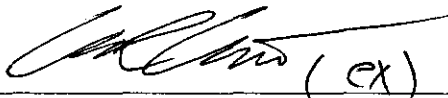
The purpose of this deed is to provide a record of the conveyance of the Grantor's interest in the herein described property from the Ruth S. Carter Estate (Forsyth County File No. 2023 E 000695) to the Grantee.

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.

Original to: Steven J. Crowell

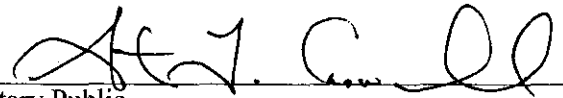
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first written above.

  
\_\_\_\_\_  
Carol Ruth Carter, Executor (SEAL)

State of North Carolina     )  
  )  
County of Forsyth            )

I, the undersigned Notary Public of the County and State aforesaid, certify that Carol Ruth Carter this day personally acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
February 22, 2028

Notary Seal/Stamp

Steven J. Crowell  
NOTARY PUBLIC  
Forsyth County, NC  
My Commission Expires February 22, 2028

EXHIBIT A

BEING known and designated as Lot No. 11 as shown on the map of Queensbury Park as recorded in Plat Book 19, page 21, in the office of the Register of Deeds of Forsyth County, North Carolina to which map is hereby made for a more definite and particular description.