

2023043209 00079FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$178.00PRESENTED & RECORDED
12/21/2023 12:00:54 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3786
PG: 3419 - 3430

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$178.00

Recording Time, Book, and Page

Parcel Identifier 6844-54-4434.000; 6844-54-4365.000 and 6844-54-2210.000

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY, 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-

THIS DEED made this 6 day of December 2023 by and between

GRANTOR

TERRINA MOORE, unmarried
2300 WILLARD RD., WINSTON SALEM, NC 27107

ANDREA DION, unmarried
624 BALFOUR RD., WINSTON SALEM, NC 27104

CAROLYN COLE, unmarried
6190 HANSEN RD., ELLENSBURG, WA 98926

STEVEN VATSAAS AKA STEPHAN VATSAAS, unmarried
1501-509 FCI FORT DIX CORRECTIONAL INSTITUTION
PO BOX 2000, JOINT BASE MDL, NJ 08640

JAMES BRIAN DION AND WIFE, RONDA DION
1904 OREGON ST., WINSTON SALEM, NC 27107

GRANTEE

130 **ZAMEEN ESTATES, LLC**

MAILING ADDRESS: ~~440~~ STANLEY FARM RD., KERNERSVILLE, NC 27284
PROPERTY ADDRESS: 2204 WILLIAD RD., WINSTON SALEM, NC 27107; 0 WILLARD RD., WINSTON SALEM, NC 27107 AND 0 DAISY ST., WINSTON SALEM, NC 27107

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3320 Page 4037, Book 2843, Page 719 and Book 2431, Page 2591, FORSYTH County Registry

SEE ESTATE OF PATRICK O. WHITAKER FILE # 21 E 1060-FCC

A map showing the above-described property is recorded in Plat Book 1 Page 113 and Plat Book 4, Page 35, referenced within this instrument.

The above-described property does does not include the primary residence of the Grantor.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

(SEAL)
CAROLYN COLE



(SEAL)
TERRINA MOORE

(SEAL)
ANDREA DION

(SEAL)
STEPHAN VATSAAS

(SEAL)
JAMES BRIAN DION

(SEAL)
RONDA DION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3320 Page 4037, Book 2843, Page 719 and Book 2431, Page 2591, FORSYTH County Registry

SEE ESTATE OF PATRICK O. WHITAKER FILE # 21 E 1060-FCC

A map showing the above-described property is recorded in Plat Book 1 Page 113 and Plat Book 4, Page 35, referenced within this instrument.

The above-described property does does not include the primary residence of the Grantor.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

 _____ (SEAL)
CAROLYN COLE

 _____ (SEAL)
TERRINA MOORE

 _____ (SEAL)
ANDREA DION

 _____ (SEAL)
STEPHAN VATSAAS

 _____ (SEAL)
JAMES BRIAN DION

 _____ (SEAL)
RONDA DION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3320 Page 4037, Book 2843, Page 719 and Book 2431, Page 2591, FORSYTH County Registry

SEE ESTATE OF PATRICK O. WHITAKER FILE # 21 E 1060-FCC

A map showing the above-described property is recorded in Plat Book 1 Page 113 and Plat Book 4, Page 35, referenced within this instrument.

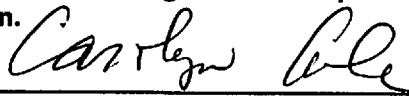
The above-described property does does not include the primary residence of the Grantor.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

 (SEAL)

CAROLYN COLE

_____ (SEAL)

TERRINA MOORE

_____ (SEAL)

ANDREA DION

_____ (SEAL)

STEPHAN VATSAAS

_____ (SEAL)

JAMES BRIAN DION

_____ (SEAL)

RONDA DION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3320 Page 4037, Book 2843, Page 719 and Book 2431, Page 2591, FORSYTH County Registry

SEE ESTATE OF PATRICK O. WHITAKER FILE # 21 E 1060-FCC

A map showing the above-described property is recorded in Plat Book 1 Page 113 and Plat Book 4, Page 35, referenced within this instrument.

The above-described property does does not include the primary residence of the Grantor.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

_____(SEAL)
CAROLYN COLE

_____(SEAL)
TERRINA MOORE

_____(SEAL)
ANDREA DION

Steven Vatsaas (SEAL)
STEVEN VATSAAS

_____(SEAL)
JAMES BRIAN DION

_____(SEAL)
RONDA DION

STATE OF New Jersey COUNTY OF Burlington

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
STEVEN VATSAAS

Witness my hand and official stamp or seal, this the 6 day Dec 2023.

[Signature]
NOTARY PUBLIC

My commission Expires:

TAIWANNAH DAVILA
Notary Public, State of New Jersey
My Commission Expires 08/08/2027

STATE OF NC

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

JAMES BRIAN DION AND RONDA DION

Witness my hand and official stamp or seal, this the 31 day October 2023.

[Signature]
NOTARY PUBLIC

My commission Expires: 4/30/28

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

STATE OF NC

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: TERRINA MOORE

Witness my hand and official stamp or seal, this the 26 day October 2023.

Sara Garcia-Aguirre
NOTARY PUBLIC

My commission Expires: May 24, 2028

SARA GARCIA-AGUIRRE
Notary Public
Forsyth Co., North Carolina
My Commission Expires May 24, 2028

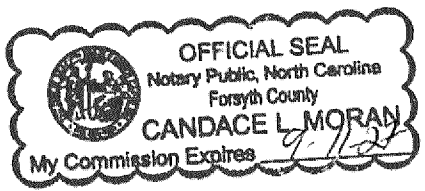
STATE OF North Carolina COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ANDREA DION

Witness my hand and official stamp or seal, this the 29th day October 2023.

Candace L Moran
NOTARY PUBLIC

My commission Expires: 9-11-2027



STATE OF Washington

COUNTY OF Kittitas

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: CAROLYN COLE

Witness my hand and official stamp or seal, this the 06th day November 2023.

Jennifer Blanken
NOTARY PUBLIC

My commission Expires: 03/25/2026

JENNIFER BLANKEN
STATE OF WASHINGTON
NOTARY PUBLIC
Comm. # 171461
COMMISSION EXPIRES
MARCH 25, 2026

EXHIBIT A**TRACT 1- 2204 WILLARD RD., WINSTON SALEM, NC 27107-6844-54-4434.000**

BEING KNOWN AND DESIGNATED AS LOT NO. 33, AS SHOWN ON THE REVISED MAP OF CEDARDALE, AS RECORDED IN PLAT BOOK 4, PAGE 35, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 2- 0 WILLARD RD., WINSTON SALEM, NC 27107-6844-54-4365.000

BEGINNING AT AN IRON LOCATED IN THE WESTERN RIGHT OF WAY LINE OF CEDARDALE AVENUE/WILLARD ROAD, SAID IRON BEING LOCATED IN THE SOUTHEASTERN CORNER OF LOT 33 OF CEDARDALE DEVELOPMENT AS RECORDED IN PLAT BOOK 1, PAGE 113, AND REVISED IN PLAT BOOK 4, PAGE 35 FORSYTH COUNTY REGISTRY; RUNNING THENCE FROM SAID BEGINNING POINT ALONG THE WESTERN RIGHT OF WAY LINE OF CEDARDALE AVENUE/WILLARD ROAD, SOUTH 24 DEG. 14 MIN. 20 SEC. EAST 100.04 FEET TO AN IRON LOCATED IN THE WESTERN RIGHT OF WAY LINE OF CEDARDALE AVENUE/WILLARD ROAD; RUNNING THENCE SOUTH 65 DEG. 29 MIN. 50 SEC. WEST 186.16 FEET TO AN IRON; RUNNING THENCE NORTH 45 DEG. 58 MIN. WEST 130.50 FEET TO AN IRON; RUNNING THENCE NORTH 57 DEG. 35 MIN. 10 SEC. EAST 216.31 FEET TO AN IRON LOCATED IN THE WESTERN RIGHT OF WAY LINE OF CEDARDALE AVENUE/WILLARD ROAD, TO THE POINT AND PLACE OF BEGINNING.

TRACT 3- 0 DAISY ST., WINSTON SALEM, NC 27107-6844-2210.000

BEGINNING AT AN IRON STAKE AT THE NORTHEASTERMOST CORNER OF THE INTERSECTION OF IVANHOE STREET (FORMERLY FAIRVIEW STREET) AND DAISY STREET, PROCEEDING THENCE WITH THE EASTERNMOST LINE OF DAISY STREET AND THE WESTERN MOST LINE OF LOTS 18 AND 19 AS SHOWN ON THE MAP OF CEDARDALE AS RECORDED IN PLAT BOOK 1, PAGE 113, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, NORTH 29° 05' WEST 139.7 FEET, THENCE SOUTH 89° 00' EAST 150 FEET TO AN IRON STAKE, THENCE NORTH 29° 05' WEST 11.5 FEET TO AN IRON STAKE IN THE NORTHERNMOST LINE OF SAID LOT NO. 19, THENCE WITH SAID LINE SOUTH 89° 00' EAST 150 FEET TO AN IRON STAKE, THE SOUTHWESTERNMOST CORNER OF LOT NO. 21E AS SHOWN ON THE REVISED MAP OF CEDARDALE AS RECORDED IN PLAT BOOK 4, PAGE 35; THENCE WITH THE LINE OF SAID LOT 21E, NORTH 16° 00' WEST 126 FEET TO THE SOUTHERNMOST LINE OF GLASCOE STREET, THENCE WITH THE LINE OF GLASCOE STREET, SOUTH 88° 00' EAST 150.7 FEET TO AN IRON STAKE, THE NORTHERNMOST CORNER OF SAID LOT NO. 21E, THENCE WITH THE EASTERNMOST LINES OF LOTS 21E, SOUTH 24° 30' EAST 12.9 FEET, SOUTH 44° 25' EAST 130 FEET, AND FALLING IN WITH THE LINES OF LOTS 19 AND 18, SOUTH 16° 00' EAST 169 FEET TO AN IRON STAKE, THE SOUTHEASTERMOST CORNER OF LOT 18, THENCE WITH THE LINES OF LOT 18 THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 87° 21' WEST 467 FEET, NORTH 29° 05' WEST 21.35 FEET AND NORTH 87° 21' WEST 16.25 FEET TO THE PLACE OF BEGINNING, THE SAME BEING ALL OF LOT 18 AND A PART OF LOT 19 ON THE MAP OF CEDARDALE AS RECORDED IN PLAT BOOK 1, PAGE 113 AND ALL OF LOT NO. 21E AS SHOWN ON THE REVISED MAP OF CEDARDALE RECORDED IN PLAT BOOK 4, PAGE 35, ALL IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. THE ABOVE-DESCRIBED PROPERTY IS SUBJECT TO A SEWER OUTFALL LINE EASEMENT TO THE CITY OF WINSTON-SALEM AS RECORDED IN DEED BOOK 367, PAGE 18 AND DEED BOOK 374, PAGE 56, REFERENCE TO WHICH IS HEREBY MADE FOR AN ACCURATE LOCATION OF SAME.

LESS AND EXCEPT THAT PROPERTY CONVEYED IN DEED BOOK 2277, PAGE 4605, FORSYTH COUNTY REGISTRY.

TRACT 4-PART OF PARCEL 6844-54-4434.000

Lying and being in Forsyth County, North Carolina, and Beginning at an iron stake located in the west right of way line of Cedardale Avenue, said iron stake being located at the northernmost corner of Lot 33 as shown on the hereinafter mentioned map; running thence with the northwest line of said Lot 33 South 71° 28' West 257.2 feet to an iron stake, the westernmost corner of said Lot 33; running thence on a line in Lot 32B shown on the hereinafter mentioned map North 64° 48' East 258.2 feet to an iron stake in the west right of way line of said Cedardale Avenue; running thence with said Cedardale Avenue, on a curve to the right southeastwardly, a chord bearing and distance of South 19° 51' East 30 feet, to an iron stake at the point and place of beginning, and being a triangular strip taken from the southeast portion of Lot 32B, said lots being indicated on a map of Cedardale, recorded in Plat Book 4 at page 35 of the Forsyth County Registry, reference to which is hereby made.

SUBJECT TO THE EASEMENTS TO THE CITY OF WINSTON SALEM RECORDED IN BOOK 3767, PAGE 2429 AND BOOK 3767, PAGE 2437.