

**2024003579 00060**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$740.00**

PRESENTED & RECORDED  
02/06/2024 11:26:02 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3791**  
**PG: 3798 - 3800**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$740.00

Parcel Identifier No.: 5980-80-9430.000

Mail after recording to: Kevin Hooker and Tina Hooker, 115 Norwood Forest Lane, Tobaccoville, NC 27050 \_\_\_\_\_

This instrument was prepared by: Bennett and West, PLLC, 607-C South Main Street, King, NC 27021

Brief Description from the Index:

THIS DEED made this 6 day of February 2024, by and between

**GRANTOR**

Westmoreland Development Company, LLC  
(a North Carolina Limited Liability Company)

1309 Kilkenny Lane  
Rural Hall, NC 27045

**GRANTEE**

Kevin Hooker and Tina Hooker, husband and wife

115 Norwood Forest Lane  
Tobaccoville, NC 27050

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 situated in Old Richmond, City of Tobaccoville, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

The property herein described  is or  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book RE3768, Page 2754, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 42, Page 26, and referenced within this instrument.

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. 2024 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Westmoreland Development Company, LLC

*Phillip L. Westmoreland*

By: Phillip L. Westmoreland, Manager

STATE OF NORTH CAROLINA  
COUNTY OF STOKES

I, Diane L. Tally, a Notary Public of Stokes County, North Carolina, do hereby certify that Phillip L. Westmoreland, personally came before me this day and acknowledged that he is the Manager of Westmoreland Development Company, LLC, Grantor and that he in such representative capacity, voluntarily signed the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or notarial seal this 6 day of February, 2024.

My Commission Expires: 07/14/2026

Diane L. Tally  
Notary Public

Printed Notary Name: Diane L. Tally

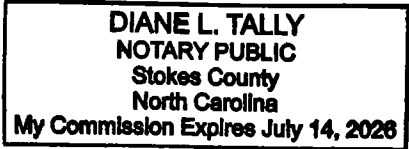


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 002 on the Map of Norwood Forest Estates, as recorded in Plat Book 42, Page 26, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 5980-80-9430.000

Property Address: 115 Norwood Forest Lane, Tobaccoville, NC 27050