

2024006394 00089

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
03/01/2024 12:22:50 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3795
PG: 1190 - 1193

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40

Parcel Identifier No. 6838-45-1538 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: Charles R. Briggs PO Box 724 Elkin, NC 28621

Brief description for the Index: No Title Search

THIS DEED made this 29 day of January, 2024, by and between

GRANTOR

GRANTEE

Brenda C. Gilliam and Husband
Brian D. Gilliam

Lozada-Cruz Cuauhtemotzin
136 E Robin Road
Elkin NC 28621

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of _____, Middlefork _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A which is attached hereto and made a part of this instrument

NO TITLE OPINION GIVEN

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3378 page 1419-1422.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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.

Submitted electronically by "Charles R. Briggs Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

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

 (Entity Name)
 By: _____
 Print/Type Name & Title: _____

Brenda C. Gilliam (SEAL)
 Print/Type Name: Brenda C. Gilliam

Brian D. Gilliam (SEAL)
 Print/Type Name: Brian D. Gilliam

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

State of North Carolina - County or City of Wilkes
 I, the undersigned Notary Public of the County or City of Wilkes and State aforesaid, certify that Brenda C. Gilliam and Husband Brian D. Gilliam personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of February, 2024.

My Commission Expires: 4/22/28
 (Affix Seal)

WENDY B. HAMBY
 Notary Public
 Wilkes County, NC
 My Commission Expires: 4/22/28

Wendy B. Hamby
Wendy B Hamby Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness

my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

Exhibit A**The Property**

All of that certain lot, parcel or tract of land lying and being in Middlefork Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron in the eastern right-of-way line of Old Rural Hall Road (SR 2207), said iron also being located South 31° 56' 50" East 50 feet from an iron at the northwest corner of the grantors and the southwest corner of the property of Ermal Blankenship (see deed recorded in Book 1823, Page 1667); running thence on a new line with the grantors the following courses and distances: North 57° 29' 10" East 177.98 feet to an iron; on a curve to the right a chord course and distance of South 86° 07' 40" East 99.94 feet to an iron; South 75° 31' 50" East 130.44 feet to an iron; South 75° 31' 50" East 3.90 feet to an iron; on a curve to the right a chord course and distance of South 49° 21' 50" East 30.87 feet to an iron; South 23° 11' 50" East 78.59 feet to an iron; South 20° 11' 50" East 58.35 feet to an iron; South 17° 11' 40" East 81.58 feet to an iron in the north line of Donald Lynn Dillingham (see deed recorded in Book 1700, Page 1520); running thence with his northern line South 74° 40' 30" West 297.36 feet to an iron pipe in the eastern right-of-way line of Old Rural Hall Road; running thence with the eastern right-of-way line of Old Rural Hall Road the following three courses and distances: North 39° 41' 30" West 155.81 feet to an iron pipe; North 37° 54' 00" West 99.55 feet to an iron pipe; and North 31° 56' 50" West 58.73 feet to an iron, the BEGINNING. Containing 2.470 acres, more or less, according to a survey by William Franklin Tatum, R.L.S. on December 27, 2000. Also being informally known as part of Lot 15J of Block 2995 as shown on the Forsyth County Tax Maps as presently constituted.

TOGETHER with a perpetual non-exclusive easement for the purpose of ingress and egress over a 30 feet wide roadway, the center line of which is described as follows: BEGINNING at an iron in the eastern right-of-way line of Old Rural Hall Road (SR 2207), said iron also being located South 31° 56' 50" East 15 feet from an iron at the northwest corner of the grantors and the southwest corner of the property of Ermal Blankenship (see deed recorded in Book 1823, Page 1667); running thence on the following eight courses and distances: North 57° 29' 10" East 44.33 feet to a point; on a curve to the right a chord course and distance of North 68° 43' 50" East 160.55 feet to a point; on a curve to the right a chord course and distance of South 84° 24' 30" East 85.48 feet to a point; South 75° 31' 50" East 134.34 feet to a point; on a curve to the right a chord course and distance of South 49° 21' 50" East 44.10 feet to a point; South 23° 11' 50" East 78.59 feet to a point; on a curve to the right a chord course and distance of South 20° 11' 50" East 59.92 feet to a point; and South 17° 11' 40" East 82.07 feet to a point in the north line of Donald Lynn Dillingham's property.