

**2024009338 00116**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$16.00PRESENTED & RECORDED  
03/26/2024 03:41:08 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3798

PG: 3623 - 3628

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: \$16.00

Recording Time, Book, and Page

Parcel Identifier 6844-54-5161.000

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 17th day of MARCH 2024 by and between

**GRANTOR**

**CAROLYN VATSAAS COLE aka 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

**CAROLYN COLE AND STEVEN VATSAAS ONLY HEIRS OF THE ESTATE OF LONA MAE WHITAKER**

**GRANTEE**

**ZAMEEN ESTATES, LLC**

**MAILING ADDRESS: 130 STANLEY FARM RD., KERNERSVILLE, NC 27284**

**PROPERTY ADDRESS: 2400 WILLARD RD., 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 EXHIBIT A, B AND C**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1477 Page 0324, FORSYTH County Registry

A map showing the above-described property is recorded in Plat Book 1 Page 113 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.

Carolyn Cole (SEAL)  
**CAROLYN COLE**

\_\_\_\_ (SEAL)  
**STEVEN VATSAAS**

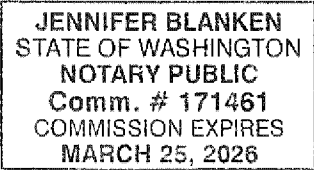
STATE OF Washington

COUNTY OF Kittitas

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: CAROLYN COLE Grantor(s). Witness my hand and official stamp or seal, this the 2nd day of Feb., 2004.

My Commission Expires: 03/25/2026

Jennifer Blanken  
Notary Public



Print Notary Name: Jennifer Blanken

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: STEVEN VATSAAS Grantor(s). Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

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

Print Notary Name: \_\_\_\_\_

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**

*Steven Vatsaas*  
\_\_\_\_\_  
(SEAL)  
**STEVEN VATSAAS**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: CAROLYN COLE Grantor(s). Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

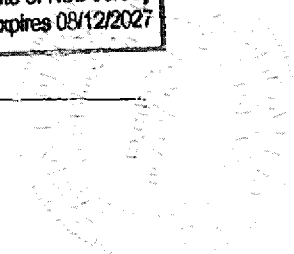
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
Print Notary Name: \_\_\_\_\_

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 voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: STEVEN VATSAAS Grantor(s). Witness my hand and official stamp or seal, this the 17<sup>th</sup> day of March, 2024.

My Commission Expires: \_\_\_\_\_  
*R. Dennis Jr*  
\_\_\_\_\_  
Notary Public  
Print Notary Name: \_\_\_\_\_

**RANDY L. DENNIS JR**  
Notary Public, State of New Jersey  
My Commission Expires 08/12/2027



## **EXHIBIT A**

**Being known and designated as Lot 111B of Block 1719 and being described as follows:**

**BEGINNING AT AN IRON located in the western right of way line of Willard Road, said iron being located S 24° 14' 20" E 100.04 feet, S 17° 24' 40" E 100.0 feet and S 14° 10' 20" E 100.02 feet from an iron located in the southeastern corner of Lot 33 of Cedardale Development as recorded in Plat Book 1, page 113, Forsyth county Registry; running thence from said beginning point along the western right of way line of Willard Road, S 13° 51' E 102.06 feet to an iron located in the western right of way line of Willard Road; running thence N 88° 18' 50" W 152.19 feet to an iron; running thence N 18° 15' 10" W 71.67 feet to an iron; running thence N 79° 58' 20" E 152.47 feet to an iron located in the western right of way line of Willard Road, the point and place of beginning.**

**Forsyth County Tax Parcel Identification No. 6844-54-5161.00**

**Also known as 2400 Willard Rd, Winston-Salem, NC 27107.**

**SUBJECT TO MEMORANDUM OF ACTION RECORDED IN BOOK 3774, PAGE 4289**

EXHIBIT B

STATE OF NC  
COUNTY OF FORSYTH

AFFIDAVIT REGARDING THE FAMILY OF LONA MAE WHITAKER

The undersigned, being first duly sworn, deposes and says:

1. I was personally familiar with LONA MAE WHITAKER (decedent) during his/her lifetime and I am familiar with the decedent's family.
2. I knew decedent and his/her family:
  - a. constantly for a period of 34.5 years, or
  - b. intermittently over a period of \_\_\_\_\_ years, for a total of about \_\_\_\_\_ years.
3. The nature of my relationship to decedent was:  
FAMILY-AUNT  
(neighbor, family friend, business, etc.)
4. Decedent died on or about 1/15/05.
5. That the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, including and any natural born, adopted or acknowledged illegitimate children of deceased children:

Name:	Relationship to decedent:
<u>CAROLYN VATSAAS COLE</u>	<u>DAUGHTER</u>
<u>STEVEN VATSAAS</u>	<u>SON</u>
_____	_____
_____	_____
_____	_____

6. Of the above persons listed in paragraph 5, the following are living and are more than 18 years of age:  
CAROLYN VATSAAS COLE AND STEVEN VATSAAS
7. I have no financial interest in any property of the decedent arising out of his/her death and estate.

Under penalty of perjury, Affiant declares that he/she has examined this Affidavit and that to the best of his/her knowledge and belief, the contents of said Affidavit are true and correct.


This the 18 day of Dec, 2023

  
 Affiant TERRINA MOORE  
2300 WILLARD RD.

WINSTON SALEM, NC 27107  
Address of Affiant

NC, Forsyth  
Forsyth COUNTY

Subscribed and sworn to before me this 18 day of December, 2023

  
Notary Public

My commission expires: 3-30-2024

[Notary seal]

**ROMONA W OWENS**  
 Notary Public  
 Forsyth Co., North Carolina  
 My Commission Expires March 30, 2024

