

**2024010538 00026**

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$52.00**

PRESENTED &amp; RECORDED

04/05/2024 09:54:47 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3800****PG: 1384 - 1386****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$52.00**Tax Parcel Identification Number:** 6856-35-6187.000

**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

**Return to:** Blanco Tackabery & Matamoros PA, 404 N Marshall Street, Winston-Salem, NC 27101**Mail Tax Bill to:** 396 Gaither Road, Winston-Salem, NC 27101**Brief description for the Index:** Lot 1, Plat for Anthony T. Grace & Deborah H. GraceTHIS DEED made this 22 day of March, 2024 by and between**GRANTOR**

DANA S. ROBERTSON, unmarried

330 Gaither Road  
Winston-Salem, NC 27101**GRANTEE**ANTHONY T. GRACE  
and spouse,  
DEBORAH H. GRACE396 Gaither Road  
Winston-Salem, NC 27101

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 1394, Page 971 and Book 2025, Page 399, Forsyth County Registry.

**THIS IS NOT GRANTOR'S PRIMARY RESIDENCE**

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 Grantor covenants with 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: all valid and enforceable restrictive covenants and encumbrances of record; and 2024 property taxes, not yet due and payable.

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

*Dana S. Robertson* (SEAL)  
DANA S. ROBERTSON

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, *Melanie J. Snow*, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Dana S. Robertson, either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 22 day of March, 2024.

*Melanie J. Snow*  
Notary Public  
Name: *Melanie J. Snow*  
My Commission Expires: 11/21/2027



EXHIBIT "A"  
PROPERTY DESCRIPTION

Being known and designated as Lot 1, containing 3.120 acres, more or less, as shown on the plat entitled, "Exempt Plat Anthony T. Grace & Deborah H. Grace," which plat is recorded in Plat Book 78, Page 70, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

Subject to the right of ingress and egress as described in the Easement recorded in Book 1543, Page 1192, Forsyth County.