

2024014917 00194

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$530.00

PRESENTED & RECORDED

05/09/2024 04:57:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3805**PG: 3634 - 3635****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$530.00
Parcel ID:	6828-53-0628
Mail/Box to:	John L. Tracy, III, unmarried, 176 Laura Avenue, Winston Salem, NC 27105
Prepared by:	Lawson Newton, McAngus Goudelock & Courie, PLLC, 500 Pineview Drive, Suite 203, Kernersville, NC 27284 2794.24048Tracy
Brief description for the index:	Lot 8, Blk D, Caudle Crest

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 9th day of May, 20 24, by and between:

GRANTOR	GRANTEE
Lesslie Victoria Weeks, unmarried 150 Old County Home Road Asheville, NC 28806	John L. Tracy, III, unmarried 176 Laura Avenue Winston Salem, NC 27105

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Being all of **Lot 8, Block D, Map of Caudle Crest**, as per plat thereof recorded in Plat Book 16, at Page 148, 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.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3608 Page 1057.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Caudle Crest in the Office of the ROD for Forsyth in Book 2558, Page 1665 and, any amendments thereto.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 16 Page 148.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall 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 this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Lesslie Lesslie Victoria Weeks

Name: Lesslie Victoria Weeks

Entity Name

Name:

By:

Name:

Title:

Name:

By:

Name:

Title:

STATE OF

North Carolina

COUNTY OF

Forsyth

I, *Anna M Levens*, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the *9th* day of *May*, 20 *24* each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Lesslie Victoria Weeks

Affix Notary Seal/Stamp

Anna M Levens
Notary Public-North Carolina
Davidson County
My Commission Expires *10-19-28*

Anna M Levens

Notary Public (Official Signature)

My commission expires:

10-19-28