

2024015319 00042FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$370.00

PRESENTED & RECORDED

05/14/2024 11:00:47 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3806

PG: 1264 - 1269

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel Identifier No.: 6828-45-9486.00

Mail/Box to: Caleb John Andrew Marot and wife, Laura Christine Marot, 5534 Dogwood Drive, Winston
Salem, NC 27105*This instrument was prepared by: David T. Kasper, 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.*

Brief description for the index: Eastern portion of Lot #12, Dogwood Crest

THIS DEED made this 23 day of April, 2024, by and between:

GRANTOR	GRANTEE
Barbara Sturgill and husband, Thomas Sturgill and Julie Williams and husband, Scott Williams and Linda Morefield, an unmarried woman and Barry W. Robertson and wife, Jill Robertson, these being the intestate heirs of Phyllis Ruth Robertson	Caleb John Andrew Marot and wife, Laura Christine Marot
Forwarding address: 3674 Tanglebrook Trail Clemmons, NC 27012	Buyer mailing address: 5534 Dogwood Drive Winston Salem, NC 27105

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 Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

submitted electronically by "Royster and Royster, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title see Deed Book 921, Page 173, Forsyth County Registry.

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, other than the following exceptions: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Barbara Sturgill
Barbara Sturgill

Thomas Sturgill
Thomas Sturgill

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Barbara Sturgill and Thomas Sturgill personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 23 day of April, 2024.

Melanie J. Snow

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027



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

Julie Williams
Julie Williams

Scott Williams
Scott Williams

STATE OF NORTH CAROLINA

COUNTY OF Alamance

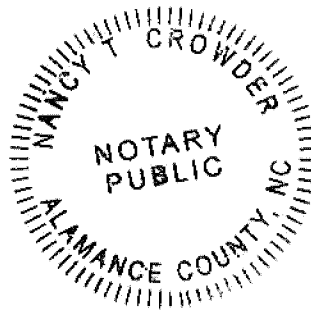
I, Nancy T. Crowder, a Notary Public, do hereby certify that Julie Williams and Scott Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 23rd day of April, 2024.

Nancy T. Crowder

Printed Name: Nancy T. Crowder

My Commission Expires: January 30, 2029



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

Linda Morefield
Linda Morefield

STATE OF NORTH CAROLINA

COUNTY OF Brunswick

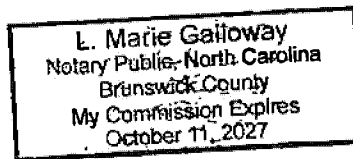
I, L. Marie Galloway, a Notary Public, do hereby certify that Linda Morefield personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 9th day of May, 2024.

L. Marie Galloway

Printed Name: L. Marie Galloway

My Commission Expires: 10.11.2027



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

Barry W. Robertson
Barry W. Robertson

Jill Robertson
Jill Robertson

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Barry W. Robertson and Jill Robertson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 23 day of April, 2024.

Melanie J. Snow
Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

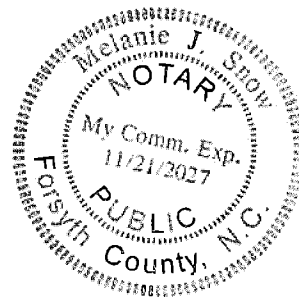


EXHIBIT A

BEGINNING at an iron stake in the Western right of way line of Dogwood Drive, being the Northeast corner of Lot #11 as shown on the Map of Dogwood Crest as recorded in Plat Book 14, Page 9, Forsyth County Registry; and running thence along the Northern line of Lot #11, South 88 degrees 20 minutes West 224.92 feet to an iron stake, the Northwest corner of Lot #11; running thence North 01 degrees 29 minutes West 89.79 feet to an iron stake; running thence North 88 degrees 58 minutes East 224.50 feet to an iron stake in the Western right of way line of Dogwood Drive; running thence along the Western right of way line of Dogwood Drive, South 01 degrees 38 minutes East 90.0 feet to the place of BEGINNING. Being known and designated as the Eastern portion of Lot #12 as shown on the Map of Dogwood Crest as recorded in Plat Book 14, Page 9, in the Office of the Register of Deeds of Forsyth County, North Carolina.