

2024016726 00171

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$159.00

PRESENTED & RECORDED
 05/23/2024 04:44:58 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3808

PG: 560 - 562

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$159.00

Parcel Identifier No.: 6838-99-2703.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 23rd day of May, 2024, by and between

GRANTOR	GRANTEE
Kim Renee Cook Miller, Executrix of the Estate of Farland Cook, 24 E 58 Forsyth County	Oscar Armando Armando Zepeda, a single person
Mailing Address: 110 Croyden Court Kernersville, NC 27284	Property Address: 5074 Baux Mountain Road, Winston-Salem, NC 27105
	Mailing Address: 1230 Motor Road 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 or parcel of land situated in __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 2198, Page 2631, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging

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

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Estate of Farland Cook

By: Kim Renee Cook Miller
Kim Renee Cook Miller, Executrix

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Kim Renee Cook Miller, Executrix of Estate of Farland Cook personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23rd day of May, 2024.

[Signature]

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

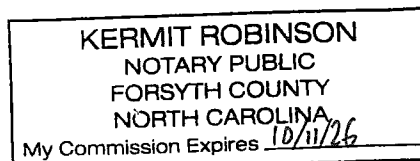


Exhibit "A"

Beginning at an iron stake in a northern line of lot no. 20 as shown on the Forsyth County Tax Map Block 5148; said iron stake located S.64° 14' 12" E., 112.51" from the southwest corner to lot no. 25 of aforementioned Tax Block 5148 as recorded in Deed Book 1337, Page 1580; thence with said lot 20; S.64° 14' 12" E., (passing an iron stake at 209.97°) 229.49' to a point in the centerline of Baux Mountain Road; thence with the centerline of said Road S.11° 25' 22" W., 29.69' to a point; thence N.87° 09' 57" W.(passing the northwest intersection of Baux Mountain Road (S.R. 2211) and Dolphin Road (S.R. 2527) at 30.00") a total of 88.20' to a point in the northern right-of-way of aforementioned Dolphin Road; thence with the northern right-of-way of the property described in Deed Book 1716, Page 1107 (lot no. 9-E, Forsyth County Tax Map Block 5148), N.85° 40' 46" W., 174.91" to a new iron placed; thence N.29° 00' 46" E., 127.34' to the place of beginning and containing 0.4283 acres more or less.

The above described parcel lying in Winston Township and being generally described as a parcel carved from the eastern portion of lot no. 20 as shown in the Forsyth County Tax Map Block 5148, and particularly described as that property recorded in Deed Book 2119, Page 2946 in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina and shown on an unrecorded plat prepared by United Limited Engineering and Land Surveying, PA on September 4, 2001.

Parcel ID # 6838-99-2703.000

Property Address: 5074 Baux Mountain Road, Winston-Salem, NC 27105