

2024019993 00058

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$64.00

PRESENTED & RECORDED
 06/20/2024 11:10:09 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3812
PG: 604 - 606

Mail deed and tax bills to Grantee: **2022 Perrin Court, Winston-Salem, NC 27101**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.

Excise Tax: \$64.00

Brief description: **1.05 acres along Obadiah Lane**

GENERAL WARRANTY DEED

THIS DEED made this 13th day of June, 2024, by and between:

GRANTOR:	GRANTEE:
ISABELLA MARIE WILLIAMS (unmarried)	KRISTIN JEAN SALIMENO
Grantor address: 2607 Eastover Terrace Medford, OR 97504	Grantee address: 2022 Perrin Court Winston-Salem, NC 27101
The property conveyed does not include the primary residence of the Grantor.	

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

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **5641 Obadiah Lane, Belews Creek, NC 27009**

Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Isabella Marie Williams (Seal)
Isabella Marie Williams (unmarried)

Oregon, Jackson County

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:

Isabella Marie Williams

June 13, 2024

Place notary seal below this line:

Thomas Mitchell

Notary Public

Print/Type Name:

Thomas Mitchell

My Commission Expires:

12/17/27

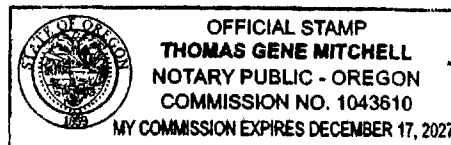


EXHIBIT A

Kristin Jean Salimeno
1.05 acres along Obadiah Lane
5641 Obadiah Lane

Property Description:

BEGINNING at a point in the center of a 30 foot easement, said point being located North 33 deg. 59 min. 04 sec. West 360.00 feet and South 54 deg. 25 min. 38 sec. West 530 feet from a point marked by an iron in the North right of way line of U.S. Highway #158 that marks the Southwestern corner of the Eddie J. McMichael property as recorded in Deed Book 972, page 61 of the Forsyth County Registry; thence from said BEGINNING point with the center of said easement North 33 deg. 59 min. 04 sec. East 180.00 feet to a point marked by an iron; thence North 53 deg. 14 min. 50 sec. East 252.62 feet to a point marked by an iron; thence South 35 deg. 18 min. 22 sec. East 180.00 feet to a point marked by an iron; thence South 53 deg. 16 min. 53 sec. West 256.77 feet back to the point and place of BEGINNING and containing 1.05 acres more or less as per survey by Larry L. Callahan during November of 1990 and being Lot No. 18 of the O. W. McMichael Estate.

There is conveyed herewith and this property is subject to the non-exclusive, permanent and perpetual easement appurtenant to run with the above described tract being described as follows:

Being 30 foot in width and extending 15 foot on each side of the following described center line; BEGINNING at a point marked by an iron in the North right of way line of U.S. Highway #158 said point being located south 54 deg. 25 min. 38 sec. West 530.00 feet from an iron in the North right of way line of U.S. Highway #158 that marks the Southwestern corner of Eddie J. McMichael (see Deed Book 972, page 61 of the Forsyth County Registry); thence from said BEGINNING point North 33 deg. 59 min. 04 sec. West 598.66 to a point marked by an iron; thence south 54 deg. 35 min. 00 sec. West 573.17 feet to a point marked by an iron stake and there ending and being a permanent and perpetual non-exclusive easement appurtenant to run with the above described property for the purpose of ingress, egress and regress.

This is the same property as described in Book 2816, Page 1620, Forsyth County Registry and is designated as Tax PIN 6878-29-4780.000 (Block 5221, Lot 124) on the Forsyth County tax maps.

There is also conveyed herewith all of the property described in the deeds recorded in Book 1722, Page 2721 and Book 2816, Page 1620, Forsyth County Registry.

There is also conveyed herewith and this property is subject to that easement for Obadiah Lane described and/or referenced in Book 1722, Page 2721 and Book 2816, Page 1620, Forsyth County Registry.