

2024020242 00107

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

PRESENTED & RECORDED
 06/21/2024 01:13:59 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3812
PG: 2174 - 2176

Excise Tax: \$530.00

Tax Info: PIN 6823-03-7145.00

Mail deed & tax bills to: Grantee(s) @ 1800 Fairview Boulevard, Winston-Salem, NC 27127

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

All of Lot 17, Part of Lot 21 of Fairview Estates

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 21 day of June, 2024 by and between

GRANTOR	GRANTEE
<p>EVAN ROSS and spouse, GRACE ROSS, FKA GRACIE TEDDER</p> <p>Grantor Address: 351 Ada Lane Clemmons, NC 27012</p>	<p>LAURA TEPFENHART</p> <p>Grantee Address: 1800 Fairview Boulevard Winston-Salem, NC 27127</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3657, Page 603. A map showing the above described property is recorded in Plat Book 17, Page 79.

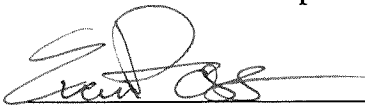
submitted electronically by "Schell Law Office, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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

The property being conveyed X does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)



EVAN ROSS

(SEAL)



(SEAL)

GRACE ROSS,
FKA GRACIE TEDDER

SEAL-STAMP

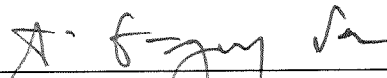
A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina

My Commission Expires February 18, 2029

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they signed the foregoing document:
EVAN ROSS and GRACE ROSS

Date: 6/21/2024



Notary Public Name: A. GREGORY SCHELL
My Commission Expires: 2/18/2029

EXHIBIT A

Lot No. 17 as shown on the map of Fairview Estates recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 17, page 79, to which said map reference is hereby made for a full and complete description. Lot No. 17 on said map fronts on the south side of Fairview Boulevard 110 feet and runs back southwardly 167.2 feet on the east line and 202 feet on the west line to a width of 105 feet on the south line of said lot.

BEGINNING at a point in the southwest corner of Lot No. 10 as shown on the map hereinafter referred to, same being also a northwest corner of Lot No. 19, and running thence with the west line of said Lot No. 19, 17 feet to a point; running thence westwardly on a new line parallel to the south line of Lot No. 17, 105 feet more or less to a point in the west line of Lot No. 21; running thence North 1°, 45' East 17 feet to a point in the southeast corner of Lot No. 16; running thence eastwardly along the south line of Lot No. 17, 105 feet to the place of beginning. The above-described land being the northern 17 feet as described of Lot No. 21 as shown on the map of Fairview Estates, recorded in the Office of the Register of Deeds of Forsyth County, N. C., in Plat Book 17, Page 79, to which said map reference is hereby made.

FOR FURTHER REFERENCE this is that same property described in deed recorded at Book 3657, Page 603 in the office of the Register of Deeds of Forsyth County, North Carolina and is currently designated as PIN 6823-03-7145.00 in the office of the Forsyth County Tax Assessor.

ER GR