

2024020712 00145

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$2590.00

PRESENTED & RECORDED
 06/25/2024 02:45:40 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3813
PG: 523 - 525

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2590.00

Parcel Identifier No. 6815-86-1447.000 Verified by Forsyth County on the ____ day of _____, 2024
 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 3, Section 3 of Westview

THIS DEED made this 10 day of June, 2024, by and between

GRANTOR

GRANTEE

Rogan T. Kersh and wife, Sara J. Pesek

Raquel Bartz and spouse, Eloise Bartz

**Property Address: 268 S. Pine Valley Road
 Winston-Salem, NC 27104**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property ☒ is ☐ is not the primary residence of one or more of the Grantors.

For back title, see Book 3066, Page 2071, Forsyth County Registry.

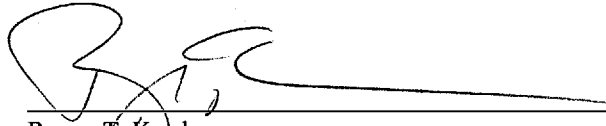
Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

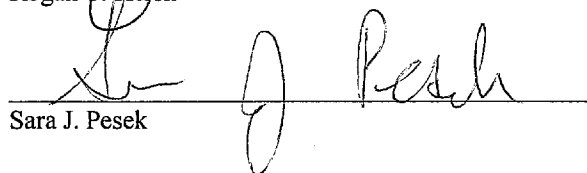
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

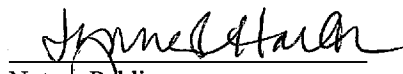
 (SEAL)
Rogan T. Kersh

 (SEAL)
Sara J. Pesek

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 he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rogan T. Kersh and Sara J. Pesek.

Date: 6/10/2024


Notary Public

Lynne R. Holton
Print Name

My commission expires: 7/5/2027

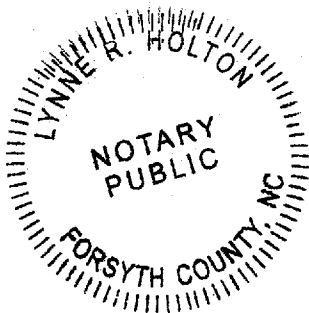


Exhibit A

BEGINNING at an existing iron pipe in the western right-of-way line of Windsor Road at the southeastern corner of Lot 23 of Revised Map of Country Club Estates (Plat Book 4, page 192) and the southern corner of Lot 3 of Westview per plat book 12, page 109; running thence from said BEGINNING North $02^{\circ}30'00''$ East 294.40' to an existing iron pipe in the southwestern lot 2 of Westview; running thence with the southern line of Lot 2 South $76^{\circ}00'24''$ East 207.28' to an existing iron pipe in the western right-of-way line of Pine Valley Road; thence running with the western right of way line of Pine Valley Road along a curve to its right, said curve having a radius of 919.33', South $41^{\circ}14'53''$ West 324.53' with an arc distance of 326.23' to the POINT AND PLACE OF BEGINNING.

Being 0.75819 acres, more or less, according to a survey by Thomas A. Riccio, PLS 2815 dated June 25, 2012 (drawing no. 12110).

BEING ALSO KNOWN AND DESIGNATED as Lot 3 of Section 3 as shown on the Plat of Westview as recorded in Plat Book 12, page 109 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.