

2024022632 00089

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$244.00

PRESENTED & RECORDED
07/10/2024 01:32:22 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3815
PG: 1969 - 1971

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$244.00

Parcel Identifier No. 5888-14-6454.000 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: Tract Vienna-Dozier Road

THIS DEED made this 8th day of July, 2024, by and between

GRANTOR

GRANTEE

Teresa Lynn Norman, unmarried, individually and as Executor of the Estate of Geneva Ellis Robbins

Westcar Properties, LLC, a North Carolina limited liability company, a 50% undivided interest

**Mailing Address: 2021 Joes Road
Yadkinville, NC 27055; and**

10X Properties, LLC, a North Carolina limited liability company, a 50% undivided interest

**Mailing Address: 3044 Lesli Lane
Yadkinville, NC 27055**

**Property Address: 3812 Vienna-Dozier Road
Pfafftown, NC 27040**

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 Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

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.

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

For back title, see Book 2255, Page 3355, Forsyth County Registry and Forsyth County Estate File No. 24 E 1118.

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.

Estate of Geneva Ellis Robbins

By: Teresa Lynn Norman (SEAL)
Teresa Lynn Norman, Executor

Teresa Lynn Norman (SEAL)
Teresa Lynn Norman

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: Teresa Lynn Norman.

Date: 07/08/2024

Michelle Jimenez-Dimas
Notary Public
Michelle Jimenez-Dimas
Print Name

My commission expires: 09/25/2028

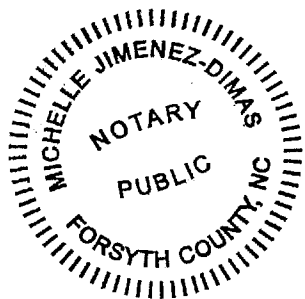


Exhibit A

Lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows:

ALL THAT PARCEL OF LAND LYING IN TOWNSHIP OF VIENNA COUNTY OF FORSYTH STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE, SAID IRON STAKE BEING THE SOUTHWEST CORNER OF JOHN W. HICKS' PROPERTY (SEE DEED BOOK 752, PAGE 85, FORSYTH COUNTY REGISTRY), SAID IRON STAKE BEING IN THE EAST LINE OF S. M. GILBERT (SEE DEED BOOK 636, PAGE 260, FORSYTH COUNTY REGISTRY); RUNNING THENCE FROM SAID BEGINNING POINT WITH THE SOUTH LINE OF JOHN W. HICKS, NORTH 87 DEGREES 15 MINUTES EAST 169.88 FEET TO A STAKE IN THE WEST RIGHT OF WAY LINE OF VIENNA DOZIER ROAD, SOUTH 02 DEGREES 45 MINUTES EAST 223.48 FEET TO AN IRON STAKE IN THE WEST RIGHT OF WAY LINE OF VIENNA-DOZIER ROAD, SAID IRON STAKE BEING THE NORTHEAST CORNER OF JAMES GRAY HARDIE PROPERTY KNOWN AS TAX LOT 1R, BLOCK 4602 FORSYTH COUNTY TAX MAPS; RUNNING THENCE WITH THE NORTH LINE OF SAID TAX LOT 1R, SOUTH 87 DEGREES 40 MINUTES WEST 212.36 FEET TO AN IRON STAKE, THE NORTHWEST CORNER OF SAID TAX LOT 1R IN THE EAST LINE OF S. M. GILBERT; RUNNING THENCE WITH THE EAST LINE OF S.M. GILBERT, NORTH 08 DEGREES 05 MINUTES EAST 226.0 FEET TO AN IRON STAKE, THE POINT AND PLACE OF BEGINNING.