



2024025172 00048

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$128.00

PRESENTED & RECORDED:
07-30-2024 10:43:11 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY ANGELA BOOE, DPT

BK: RE 3818
PG: 2882-2884

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$128.00 Parcel Identifier No. 6849-37-2529.000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101 ; Box 179

This instrument was prepared by: Mark J. Chiarello, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 0.5390 AC +/-; 6831 Baux Mountain Rd., Germanton, NC 27019

THIS DEED made this 29th day of July, 2024, by and between

GRANTOR

GRANTEE

Kimberly Michelle Meeks, an unmarried woman

Olivia Yadira Silva Castaneda, an unmarried woman
6831 Baux Mountain Rd.
Germanton, NC 27019

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, parcel of land or condominium unit situated in the City of Germanton, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3694 page 3969.

All or a portion of the property herein conveyed ____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book ____ page ____.

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, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina , if an entity by its duly authorized representative.

Kimberly Michelle Meeks
Name: Kimberly Michelle Meeks

Entity Name

Name:

By: _____

Name:

Title:

Name:

By: _____

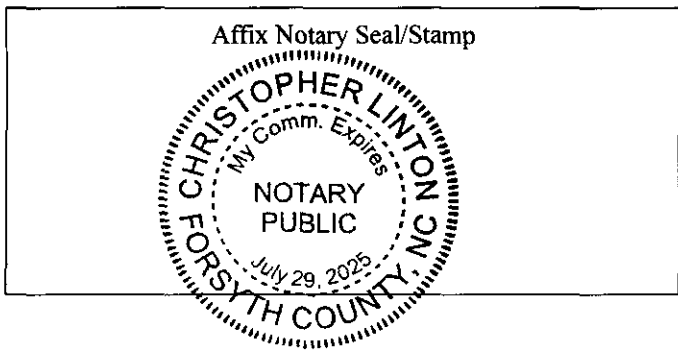
Name:

Title:

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29 day of July, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Kimberly Michelle Meeks



CL
Notary Public (Official Signature)
My commission expires: 29 Jul 25

EXHIBIT "A"

BEGINNING at an iron stake, said iron being located in the southern right-of-way line of the Baux Mountain Road, said stake being S 35 deg. E along the right-of-way line 257.48 feet from an iron, the northwest corner of the property of Virginia McGill as recorded in Book 1259, Page 1067, Forsyth County Registry, said point being where the south line of Tract No. 4, being the north line of Tract No. 5, at the Joseph Creson lands intersects the southeast line of said Baux Mountain Road; running thence S 57 deg. 25' 21" E 167.74 feet to an iron stake; thence S 35 deg. 32' 47" W 129.76 feet to an iron stake; thence N 64 deg. 57' 47" W 168.59 feet to an iron stake in the southeast right of way line of said Baux Mountain Road; thence with the said right of way line N 34 deg. 53' 08" E 151.84 feet to the BEGINNING, containing .5390 acres, more or less, all according to a survey by Thomas A. Riccio dated May 18, 1998.

The subject property is the same as that property described in Deed Book 3608, Page 4491, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6849-37-2529.00 on the Forsyth County Tax Maps.