

2024026759 00142

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED
 08/09/2024 04:13:00 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3820
PG: 3454 - 3456

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$210.00
Parcel ID:	6807-90-7796-000 (p/o 6807-92-9114-000)
Mail/Box to:	Grantee
Prepared by:	Adam T. Duke
Brief description for the Index:	18.858 acres, River Rock, PB 78/187

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 9th day of August 2024, by and between:

GRANTOR	GRANTEE
WILLIAMS LAND DEVELOPMENT INC., a North Carolina corporation 331 High Street Winston-Salem, North Carolina 27101	PHILIP J. LANIER AND COLLEEN O. LANIER 1610 Red Copper Circle Winston-Salem, North Carolina 27106

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Winston Township, Forsyth County, North Carolina and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3652, page 868, Forsyth County Registry.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 78, page 187 Forsyth County Registry.

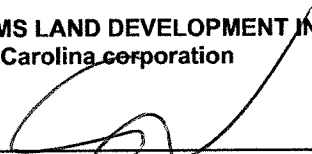
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

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

Easements, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year prorated to the date of closing and ad valorem taxes for each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

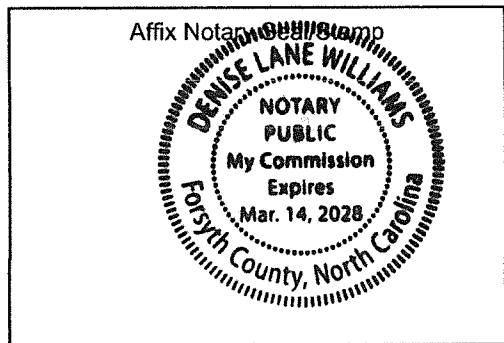
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

WILLIAMS LAND DEVELOPMENT INC.,
a North Carolina corporation

By: 
Stephen T. Williams, Jr., President

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I Denise Lane Williams, a Notary of the above state and county of FORSYTH,
certify that the following person(s) personally appeared before me on the 7th day of August
2024, each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if
any): Stephen T. Williams, Jr., President of Williams Land Development Inc., a North Carolina corporation.




Notary Public (Official Signature)

My commission expires: 3.14.28

EXHIBIT A
Property Description

Being all of that certain tract or parcel of land located in Winston Township, Forsyth County, North Carolina and being more particularly described as follows:

BEING all of Lot 1, River Rock Subdivision, as shown on plat entitled “#2024003 Final Plat River Rock Subdivision Ransom Road”, recorded in Plat Book 78, Page 187, Forsyth County Registry, containing 18.858 acres, more or less.