

**2024026927 00001**

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$670.00**

PRESENTED &amp; RECORDED

08/13/2024 08:00:42 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3821****PG: 76 - 79****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$670.00
Parcel ID:	5896-79-0349
Mail Tax Bill to:	2142 Storm Canyon Road, Winston Salem, NC 27106
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#: 2794.24152 Byrdie
Brief description for the index:	Lot 21, Whispering Winds, Section 1

This instrument prepared by: T. Lawson Newton, 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.

THIS GENERAL WARRANTY DEED ("Deed") is made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between:

GRANTOR	GRANTEE
William Ritter and wife, Diana Westrick 2636 Windy Crossing Winston Salem, NC 27127	Amanda Rose Byrdie and spouse, Joshua Charles Byrdie 2142 Storm Canyon Road Winston Salem, NC 27106

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 the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**BEING KNOWN AND DESIGNATED** as Lot No. 21 as shown on the map of WHISPERING WINDS, SECTION 1, recorded in Plat Book 25 at Page 115 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3388 Page 376.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Whispering Winds in the Office of the ROD for Forsyth in Book 1129, Page 494 and, any amendments thereto.

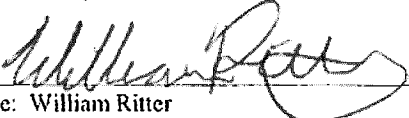
1

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 25 Page 115.

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 is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

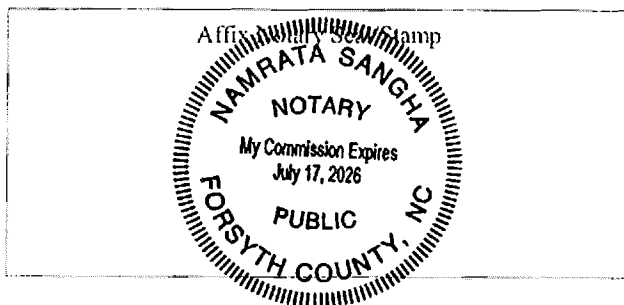
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

 (SEAL)  
Name: William Ritter

\_\_\_\_ (SEAL)  
Name: Diana Westrick

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, NAMRATA SANGHA, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 9<sup>th</sup> day of August, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
William Ritter



  
Notary Public (Official Signature)  
My commission expires: July 17, 2026

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 25 Page 115.

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 is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

(SEAL)

Name: William Ritter

(SEAL)

Name: Diana Westrick

STATE OF NORTH CAROLINA, COUNTY OF \_\_\_\_\_

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

William Ritter

Affix Notary Seal/Stamp

Notary Public (Official Signature)

My commission expires: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, STEVE RAMIREZ, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10th day of AUGUST, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Diana Westrick

~~NAME~~

Affix Notary Seal/Stamp

Steve Ramirez  
Notary Public  
Wake County, NC  
Commission Expires 05-24-2027

Notary Public (Official Signature)

My commission expires: 05/24/2027