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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/21/2024 03:17:02 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3822
PG: 2697 - 2700

CORRECTION

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No.: 6838-99-2703.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Baux Mtn. Rd prop. Tax Lots 25B & 20A, Block 5148

THIS DEED made this ____ day of August, 2024, by and between

GRANTOR

Kim Renee Cook Miller, Executrix of the Estate of Farland Cook, 24 E 58 Forsyth County

Mailing Address: 110 Croyden Court
Kernersville, NC 27284**GRANTEE**

Oscar Armando Armando Zepeda, a single person

Property Address: 5074 Baux Mountain Road, Winston-Salem, NC 27105

Mailing Address: 1230 Motor Road
Winston-Salem, NC 27105

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 or parcel of land situated in Salem Chapel Township, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Farland Cook by instrument recorded in Book 2198, Page 2631, and Book 1337, Page 1580 Forsyth County Registry. Farland Cook died testate on November 12, 2023 and his estate was duly probated in Forsyth County File 24 E 58. The will of Farland Cook devised his real property to his executor under a power of sale clause. This deed is being given to correct the legal description of the deed recorded in Book 3808, Page 560, Forsyth County Registry.

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Estate of Farland Cook

By: Kim Renee Cook Miller, executrix
Kim Renee Cook Miller, Executrix

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Linda T. Rutledge-Weaks Notary Public, do hereby certify that Kim Renee Cook Miller, Executrix of Estate of Farland Cook personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23rd day of August, 2024.

Linda T. Rutledge-Weaks
Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 01/29/2028

Linda T. Rutledge-Weaks NOTARY PUBLIC Forsyth County, NC My Commission Expires January 29, 2028
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Exhibit "A"**Tract One:**

BEGINNING at a point in center of Baux Mountain Road iron stake 30.0 feet West of center of soil road, R.E. McGee corner; thence North $64^{\circ} 30'$ West with R.E. McGee line 342.0 feet to iron stake R.E. McGee corner in a field; thence with R.E. McGee line North $21^{\circ} 30'$ East 94.7 feet to Iron stake R.E. McGee and Henry Westmoreland corner; thence with Henry Westmoreland line North 52° East 51.5 feet to iron stake Westmoreland corner; thence with Westmoreland line and with the South margin of a road South 64° East 304.0 feet to a point in center of Baux Mountain Road, iron stake in West margin of road; thence with center of road in a Southwardly course with curve of road 141.5 feet to the BEGINNING, containing one acre, more or less; being the home place of R.E. McGee, situated on West side of Baux Mountain Road, Salem Chapel Township, Forsyth County, N.C.

Tract Two:

Beginning at an iron stake in a northern line of lot no. 20 as shown on the Forsyth County Tax Map Block 5148; said iron stake located S. $64^{\circ} 14' 12''$ E., 112.51' from the southwest corner to lot no. 25 of aforementioned Tax Block 5148 as recorded in Deed Book 1337, Page 1580; thence with said lot 20; S. $64^{\circ} 14' 12''$ E., (passing an iron stake at 209.97°) 229.49' to a point in the centerline of Baux Mountain Road; thence with the centerline of said Road S. $11^{\circ} 25' 22''$ W., 29.69' to a point; thence N. $87^{\circ} 09' 57''$ W. (passing the northwest intersection of Baux Mountain Road (S.R. 2211) and Dolphin Road (S.R. 2527) at 30.00") a total of 88.20' to a point in the northern right-of-way of aforementioned Dolphin Road; thence with the northern right-of-way of the property described in Deed Book 1716, Page 1107 (lot no. 9-E, Forsyth County Tax Map Block 5148), N. $85^{\circ} 40' 46''$ W., 174.91' to a new iron placed; thence N. $29^{\circ} 00' 46''$ E., 127.34' to the place of beginning and containing 0.4283 acres more or less.

The above described parcel lying in Winston Township and being generally described as a parcel carved from the eastern portion of lot no. 20 as shown in the Forsyth County Tax Map Block 5148, and particularly described as that property recorded in Deed Book 2119, Page 2946 in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina and shown on an unrecorded plat prepared by United Limited Engineering and Land Surveying, PA on September 4, 2001.

Less and Except:

Beginning at an iron stake at the southeastern corner of the property described in Deed Book 1767, Page 3982 (lot no. 104, Forsyth County Tax Map Block 5148); thence with the eastern line of said lot no. 104; N. $51^{\circ} 25' 14''$ E., (passing the right-of-way of Mystic Lane at 45.3") 51.89' to an iron stake inside the right-of-way of Mystic Lane; Thence S. $62^{\circ} 27' 50''$ E., 106.05' to an iron placed; thence S. $29^{\circ} 00' 46''$ W., (passing an iron stake at 8.01') 138.01' to a point in a northern line of lot no. 20 as shown in Forsyth County Tax Map Block 5148 and recorded in Deed Book 2119, Page 2946; thence with a northern line of said lot no. 20; N. $64^{\circ} 14' 12''$ W., 112.51' to an iron stake; and N. $20^{\circ} 53' 14''$ E., 94.70' to the place of beginning and containing 0.3787 acres

more or less.

The above described property lying in Winston Township and being generally described as a western portion of lot no. 25 as shown in Forsyth County Tax Map Block 5148 and more particularly described as that property recorded in Deed Book 1337, Page 1580 in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina; and shown on an unrecorded plat prepared by United Limited Engineering and Land Surveying, PA on September 4, 2001..

Parcel ID # 6838-99-2703.000

Property Address: 5074 Baux Mountain Road, Winston-Salem, NC 27105