

2024029131 00056FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00PRESENTED & RECORDED
08/29/2024 10:45:30 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3823****PG: 3458 - 3460****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 100.00

Parcel Identifier No.: 6837-88-0691 (Block 2230, Lot 025)

Mail tax bills to Grantee: 1050 Kelwyn Lane, Lewisville, NC 27023

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lot 25, R.M. Cox Property

THIS DEED made this 27th day of August, 2024 by and between,

GRANTOR	GRANTEE
JAMES L. RUTLEDGE and wife LYNN T. RUTLEDGE Mailing Address: 1632 Sanford Drive, Winston-Salem, NC 27105	CRYSTAL HOUSE, LLC Mailing Address: 1050 Kelwyn Lane, Lewisville, NC 27023

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 1220 Motor Road, Winston-Sale, NC 27105

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2565, Page 3044 Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 3, Page 61-A.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

James L. Rutledge (SEAL)
James L. Rutledge

Lynn T. Rutledge (SEAL)
Lynn T. Rutledge

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 herein and in the capacity indicated: **James L. Rutledge and wife Lynn T. Rutledge.**

Date: 8/27/24

Monica E. Puckett
Notary Public

Monica E Puckett
printed or typed name of notary public

My Commission Expires: 8/4/26

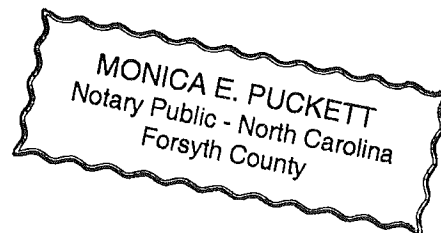


Exhibit A

Being known and designated as Lot Number 25, as shown on the map of R.M. Cox property, as recorded in Plat Book 3, at Page 61-A, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT a portion of those lands conveyed to James L. and Lynn T, Rutledge as recorded in Deed Book 2565, page 3044, Public Registry of Forsyth County, North Carolina, being Lot 25, R. M. Cox Subdivision, as recorded in Plat Book 3, page 61-A(2), of said Public Registry, lying in the City of Winston-Salem, Forsyth County, North Carolina, as described in the deed recorded in Book 2936, Page 2671, and being more particularly described as follows:

Commencing at a set # 5 rebar on the new boundary line of Motor Road Extension lying 30.00 feet right of and normal to -L- Station 21+10.00; thence N 88° 30' 34" W along said new boundary line a distance of 155.41 feet to an intersection with the easterly line of said Lot 25, said intersection being the Point of Beginning of the parcel herein being described; thence continue N 88° 30' 34" W along said new boundary line a distance of 96.53 feet to an intersection with the westerly line of said Lot 25; thence N 00° 14' 08" E along said westerly line a distance of 9.99 feet to the northwesterly corner of said Lot 25, said corner being on the existing southerly boundary line of Motor Road; thence S 88° 39' 36" E along said existing boundary line and the northerly line of said Lot 25 a distance of 99.94 feet to a found 1" iron pipe at the northeasterly corner of said Lot 25; thence S 18° 46' 29" W along the easterly line of said Lot 25 a distance of 10.74 feet to the Point of Beginning of the parcel herein described; containing 994 square feet or 0.023 acres of land more or less

Tax Parcel Number: 6837-88-0691 (Block 2230, Lot 025)

Property Address: 1220 Motor Road, Winston-Salem, NC 27105

TK