

2024031504 00127

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1220.00

PRESENTED & RECORDED
09/17/2024 01:12:22 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3826
PG: 2813 - 2815

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,220.00

Parcel Identifier No.: 5898-15-9244 (Block 4748, Lot 206A)

Mail tax bills to Grantee: 4420 Cotswold Road, Pfafftown, NC 27040

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 2, unrecorded plat of Telfair, Section 3A

THIS DEED made this 12th day of September, 2024 by and between,

GRANTOR	GRANTEE
<p>RAMSAY GARRISON LATIMER and wife, VICKI HOPPER LATIMER</p> <p>Mailing Address: 936 Weatherly Hills Boulevard, Farragut, TN 37934</p>	<p>JAMES WERNER LEHNBERG (unmarried) and, MALITA S. SHELTON (unmarried) as joint tenants with right of survivorship</p> <p>Mailing Address: 4420 Cotswold Road, Pfafftown, NC 27040</p>

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: 4420 Cotswold Road, Pfafftown, NC 27040

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2366, Page 4593, Forsyth County Registry.

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

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.

Ramsay Garrison Latimer (SEAL)
Ramsay Garrison Latimer

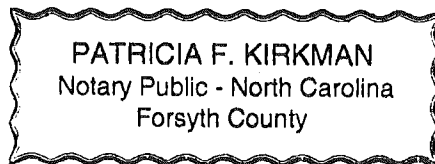
Vicki Hopper Latimer (SEAL)
Vicki Hopper Latimer

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: **Ramsay Garrison Latimer and, Vicki Hopper Latimer**

Date: 9-12-24

Patricia F. Kirkman
Notary Public



Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/29

Exhibit A

All that parcel of land lying in Vienna Township, County of Forsyth and State of North Carolina, containing 48,129 square feet as shown on a survey dated April, 2002 (revised May 31, 2002) by Michael E. Gizinski, Professional Land Surveyor, described as follows:

Beginning at a point located in the west right of way line of Cotswold Road (NCSR 1885) said point also being located North 06 deg 05' East 277.87 feet (along the west right of way line of Cotswold Road) from an iron stake located in the north right of way line of Balsom Road (NCSR 1445) said point also being located in the center of a branch and running thence with the center of the branch as it meanders the five (5) random courses and distances (actual property line is center of branch): (1) South 74 deg 50' 10" West 32.47 feet to a point; (2) South 84 deg 50' 10" West 47.42 feet to a point; (3) South 59 deg 23' 20" West 31.47 feet to a point; (4) North 80 deg 09' 50" West 32.09 feet to a point; and (5) South 79 deg 28' 10" West 106.43 feet to a point; and thence North 09 deg 53' 50" West 245.69 feet to an iron stake; running thence South 83 deg 55' 20" East 219.69 feet to an iron stake located in the west right of way line of Cotswold Road; and running thence with the west right of way line of Cotswold Road South 06 deg 05' West 177.13 feet to the place of beginning - and being known and designated as Lot 2 on the plat of Telfair, Section 3A, unrecorded, by Gizinski Surveying Company - together with a permanent easement for the installation, operation, repair and maintenance of septic lines over and across a triangular parcel of land described as follows:

Beginning at an iron stake lying in the west right of way line of Cotswold Road, northeast corner of the within described Lot (48,129 square feet/Lot 2 on aforesaid plat of Telfair, Section 3-A) and running thence North 83 deg 55' 20" West 219.69 feet to an iron stake; running thence South 86 deg 31' 40" East 219.91 feet to a point located in the west right of way line of Cotswold Road; and running thence with the west right of way line of Cotswold Road South 06 deg 05' West 10.0 feet to the place of Beginning.

Tax Parcel Number: 5898-15-9244 (Block 4748, Lot 206A)

Property Address: 4420 Cotswold Road, Pfafftown, NC 27040