

**2024032336 00078**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$400.00**

PRESENTED &amp; RECORDED

09/24/2024 01:03:11 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3827****PG: 2779 - 2781****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$400.00
Parcel ID:	6838-95-7707 and 6838-95-6831
Mail Tax Bill to:	4867 Westmorland Drive, Winston Salem, NC 27105
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#: 2794.24237Salgado
Brief description for the index:	Lots 205B & 205C, Myers Park

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 23rd day of August, 20 24, by and between:

GRANTOR	GRANTEE
Dwight D Gordy and Stella Walker Gordy, individually and as Administrator of the Estate of Anitra Michele Gordy 4871 Westmoreland Drive Winston Salem, NC 27105	J Trinidad Santana Salgado and spouse, Crisanta Barrera; and Alondra Santana Barrera 4867 Westmorland Drive Winston Salem, NC 27105

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

Lot 205 (C)

BEGINNING at an iron stake on the East side of Westmoreland Drive, said stake being 100.75 feet in a Northwest direction from the southwest corner of an access drive, and said stake being also at the southwest corner of another lot already owned by Don. E. Carter, et ux; running thence along the Northeast side of said road North 54 degrees 58' West 50 feet to an iron stake, the southernmost corner of the lot of Ralph M. and Mary I. Sharpe; running thence along Sharpe's Southwest line North 35 degrees 02' East 236.2 feet to an iron stake in S. R. Priddy's line; thence along Priddy's line South 39 degrees 46' East 82.35 feet to an iron stake, the northwest corner of Don E. Carter, et ux; thence along Carter's northwest line South 42 degrees 46' West 213.95 feet to the BEGINNING; being sometimes known as Lot No. 30, on an unrecorded map of Myers Park, as shown on survey by Lee M. Hinshaw, dated May, 1953.

Lot 205(B)

BEGINNING at an iron stake on the east side of Westmoreland Road, said stake being at the southwest corner of an access drive, and said stake being also 555 feet in a northwest direction from the corner of Howard Davis property; running thence along the east line of said Westmoreland Road North 47 degrees 14' West 100.75 feet to an iron stake; thence North 42 degrees 46' East 213.95 feet to an iron stake in the S. R. Priddy line; thence along Priddy's southwest line South 39 degrees 46' East 101.59 feet to an iron stake, the northwest corner of said access drive; thence along the northwest side of said access drive South 42 degrees 46' West 200.83 feet to the BEGINNING.

Being part of a 9.83 acre tract, more or less, conveyed by E. B. Westmoreland, et ux to C. E. Myers Trading Post, Inc., et al, by deed dated the 7<sup>th</sup> of August, 1952, and recorded in Book 655, Page 163, in the Office of the Register of Deeds of Forsyth County, North Carolina. (Being Lots Nos. 31 and 32, on an unrecorded map of Myers Park.)

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3815 Page 3788.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Myers Park in the Office of the ROD for Forsyth in Book NONE and, any amendments thereto.

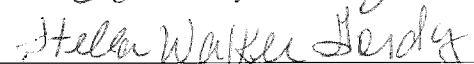
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

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: Dwight D Gordy

Entity Name \_\_\_\_\_

 (SEAL)  
Name: Stella Walker Gordy, individually and as Administrator  
of the Estate of Anitra Michele Gordy

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

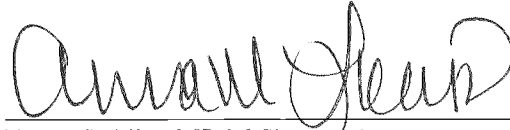
\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Anna M. Levens, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 23<sup>rd</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):  
Dwight D Gordy and Stella Walker Gordy, individually and as Administrator of the Estate of Anitra Michele Gordy.

Affix Notary Seal/Stamp

Anna M Levens  
 Notary Public-North Carolina  
 Davidson County  
 My Commission Expires 10-19-28



Notary Public (Official Signature)

My commission expires: October 19, 2028