

2024036110 00043

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$360.00

PRESENTED & RECORDED
 10/24/2024 10:22:30 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3832
PG: 2387 - 2389

GENERAL WARRANTY DEEDExcise Tax: \$360⁰⁰

Tax Parcel ID No. 6826-95-6925.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: Thomas G. Jacobs, 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: _____

THIS DEED, made this the 9th day of October, 2024, by and between

GRANTOR:Grace Group, Inc., a NC Corporation

whose mailing address is 222 Heathcliff Place, Winston-Salem, NC 27104 PO Box 545
 (herein referred to collectively as **Grantor**) and Lewisville, NC 27023

GRANTEE: Ronnie Skinner, married

whose mailing address is 413 W 26th Street, Winston-Salem, NC 27105 8507 Blackstone Dr
 (herein referred to collectively as **Grantee**) and Coffey, NC 27235

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2865 Page 2253, and being reflected on plat(s) recorded in Map/Plat Book 19, page/slide 75.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Grace Group, Inc.

By: Ruth Ann Keller (SEAL)
Print/Type Name & Title: Ruth Ann Keller, President

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of FORSYTH

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

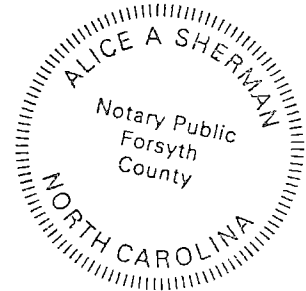
Ruth Ann Keller, President of Grace Group, Inc.

_____[insert name(s) of principal(s)].

Date: 10-9-24

Alice A. Sherman
Alice A. Sherman Notary Public
Notary's Printed or Typed Name

My Commission Expires:
5-10-28



State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

Being known and designated as Lot 52 as shown on the map of Cherry Hills, Section 2, as recorded in Plat Book 19, Page 75, in the Office of the Register of Deeds of Forsyth County, North Carolina.