

2024037907 00042

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
11/07/2024 10:34:00 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3834

PG: 4174 - 4176

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel: 6837-42-2320.000 LO:041 BL:1512 and Parcel: 6837-42-2423.000 LO:060 BL:1512

Mail after recording & all future tax bills to: **GRANTEES**

This instrument was prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 6 day of November, 2024 by and between:

GRANTOR

RICKY D. SCOTT, Widower

Mailing Address: 41 S. Old Cliff Road, Prestonsburg, KY 41653

GRANTEES

JAMES C. GROSE, III and wife, XINIA SOTO GROSE

Mailing Address: 503 Mentor Street, Winston Salem, NC 27105

Subject Properties: 503 Mentor Street, Winston Salem, NC 27105 and
0 Peden Street, Winston Salem, NC 271015

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.

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

SEE ATTACHED EXHIBIT A

The above described property was the primary residence of the Grantor.

Prior deed found in Deed Book 1893 at Page 886 and Plat Book 1 at Page 106(2), Forsyth County Registry.

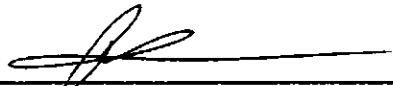
Grantor's wife, Charlene S. Scott aka Carlene S. Scott passed away on November 15th, 2020 and her estate has been duly probated with the Forsyth County Clerk of Court.

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 covenant 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, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the day and year first above written.


 _____ (SEAL)
RICKY D. SCOTT

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, Whitney E Hunter a Notary Public in and for said State and County do hereby certify that the following individual, **RICKY D. SCOTT** personally appeared before me this day acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 10 day of November 2024.

Seal/Stamp





 Notary Public

My Commission Expires: 9/20/2024

EXHIBIT A

BEING KNOWN .AND DESIGNATED AS Lots 41 and 60, as shown on the Map of Montview, as recorded in Plat Book 1, Page 106(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1841, Page 198, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lots 41 & 60, Block 1512, Winston Township, Forsyth County Tax Records.