

2024039140 00091

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
 11/18/2024 01:08:00 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3836
PG: 2226 - 2228

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Parcel Identifier No.: 6804-69-3000 (Block 6177, Lot 022B)

Mail tax bills to Grantee: 404 Kettle Court, Winston-Salem, NC 27104

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: part of Lot 22, Mar-Don Hills

THIS DEED made this 18th day of November, 2024 by and between,

GRANTOR	GRANTEE
ERIKA RODRIGUEZ and husband, BENJAMIN LOTT	DOLORES STAFFORD (widow)
Mailing Address:	Mailing Address: 404 Kettle Court, Winston-Salem, NC 27104

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: 404 Kettle Court, Winston-Salem, NC 27104

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3398, Page 2327, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 31, Page 197.

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.

Erika Rodriguez (SEAL)
Erika Rodriguez

Benjamin Lott (SEAL)
Benjamin Lott

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: **Erika Rodriguez and Benjamin Lott**

Date: 11/16/24

Zahara Cohen Westmoreland
Notary Public

Zahara Cohen Westmoreland
printed or typed name of notary public

My Commission Expires: 12-15-2025

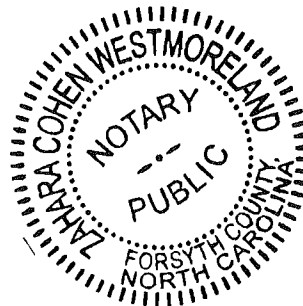


Exhibit A

BEGINNING at an existing iron pipe in the south right-of-way line of Kettle Court (private), said iron pipe being the northwestern corner of Lot 22 of Mar-Don Hills (Plat Book 31, Page 197, Forsyth County Registry); running thence from said Beginning point along said South right-of-way line of Kettle Court on a curve to the left a chord bearing and distance of South 59° 45' 31" East to an iron pipe; running thence South 0° 10' 21" West 61.40 feet to an iron pipe in the north line of Lot 24, Mar-Don Hills; running thence with said north line, North 77° 42' 55" West 101.29 feet to an iron pipe in the centerline of a 20 foot sanitary sewer easement; running thence with the south line of Lot 21, Mar-Don Hills, North 40° 52' 27" East 85.82 feet to an iron pipe, the point and place of Beginning. Being the major portion of Lot 22 of Mar-Don Hills recorded in Plat Book 31 at page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Joseph E. Franklin dated September 13, 1993.

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Crest Investment Properties, Inc., and recorded in Deed Book 1637 at Page 4107 *et eq.*, in the Office of the Register of Deeds of Forsyth County, North Carolina; and, membership of Mar-Don Hills Homeowners Association, Inc.; and,

SUBJECT to the regular annual assessments and special assessments, limitation sand rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference. By way of illustration, and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Areas; (3) Obligations of members for regular annual assessments and special assessments and the effect of non-payment thereof, (4) Limitations upon the use of the Common Areas; (5) Obligations of the Association for exterior maintenance; and, (6) Restrictions upon the use of the land conveyed herewith.

Tax Parcel Number: 6804-69-3000 (Block 6177, Lot 022B)

Property Address: 404 Kettle Court, Winston-Salem, NC 27104