

2024041040 00052

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
 12/04/2024 11:51:18 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3839
PG: 143 - 145

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 120.00 Recording \$ 26.00 Recording Time, Book and Page

Mail after recording to **Grantee**

This instrument was prepared by **Kevin Berger, Attorney**

Brief Description for the index

Parcel #: 6868-68-5551.000

THIS DEED made the 4 day of **December, 2024** by and between

Grantor

**RAMON S. CRUZ and wife,
 VILMA C. GONZALEZ DE SALMERON
 (a/k/a VILMA C. CRUZ)**

Mailing Address:
 1503 Beaver Dam Ct
 Hanover, MD 21076

Grantee

**MEGAN GRACEY and husband,
 DEVIN LAMPHIER**

Mailing Address:
 3054 Adams Cir
 Medford, OR 97504

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.

The below described property does () does not (x) include the primary residence of one or more of the Grantor(s).

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 Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

A map showing the above described property is recorded in Plat Book _____, Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and 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 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:

1. **Ad Valorem Taxes;**
2. **Easements of record;**
3. **Covenants and restrictions of record, if any; and**

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

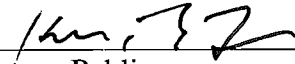
 (SEAL)
Ramon S. Cruz

 (SEAL)
Vilma C. Gonzalez de Salmeron

STATE OF NORTH CAROLINA
 COUNTY OF ROCKINGHAM

I certify that the following person(s) personally appeared before me this day, and I have (x) examined satisfactory evidence of their identity or () have personal knowledge of identity and each acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Ramon S. Cruz and Vilma C. Gonzalez de Salmeron**

WITNESS my hand and official seal or stamp, this the 4 day of **December, 2024**.


 Notary Public

My Commission Expires: 7/31/25

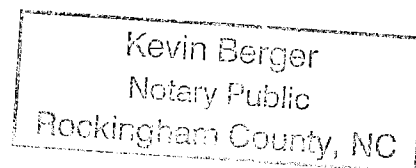


EXHIBIT "A"

Beginning at an iron rod, said rod being the northeast corner of the property of James E. Hess as described in Book 1955, at Page 1015 of the Forsyth County Registry, and also the northwest corner of the property of Dorothy Jean Hess as described in Book 2007, at Page 384, of said Registry; and running thence N 22° 22' 40" West 178.74 ft. to an iron rod; thence N 29° 52' 50" East 119.27 ft. to an iron rod; thence with the south line of property described in Book 1169, at Page 906, S 85° 53' East 522.57 ft. to an iron rod; thence S 30° 39' 50" West 72.23 ft. to an iron rod; thence S 20° 36' 20" West 191.84 ft. to an iron rod, a common corner with Kenneth W. Hindre as described in Book 1838, at Page 2358 of the Forsyth County Registry; thence with Hindre S 89° 49' 50" West 65.00 ft. to an iron rod, said rod being the aforesaid Dorothy Hess's northeast corner; thence with Hess N 88° 12' 50" West 343.42 ft. to a rod, the place and point of beginning, together with an easement for ingress and egress over an existing 30 ft. drive leading from Belews Creek Road to the aforescribed property, as well as any interest of the Grantor in and to easements recorded in Book 1173, at Page 499 and Book 1844, at Page 3101 of the Forsyth County Registry, and containing 2.92 acres, more or less, as shown on a survey prepared by Gizinski Surveying Co. of Winston Salem, NC dated August 29, 2003.

Also known as: Knight Acres Lane, Walkertown, NC 27051.

SUBJECT TO restrictions recorded in Deed Book 2659, Page 4111, Forsyth County Registry. (BLF 24-10378)