

2024042897 00095

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$950.00

PRESENTED & RECORDED
 12/18/2024 12:52:53 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3841

PG: 1680 - 1682

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 950.00

Parcel Identifier No. 6853-09-4909.000 Verified by Forsyth County on the ____ day of _____, 2024
 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Tract & easement Willard Road

THIS DEED made this 17th day of December, 2024, by and between

GRANTOR

Megan A. Joseph and husband, Gregory Joseph

661 Summerest Court
 Kernersville, NC 27284

GRANTEE

Atilio E. Palma and spouse, Penieliss Barrial-Palma

Property Address: 2735 Willard Road
 Winston-Salem, NC 27107

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property ____ is ☒ is not the primary residence of one or more of the Grantors.

For back title, see Book 3502, Page 1326, Forsyth County Registry.

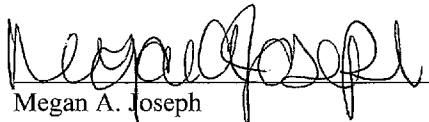
Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

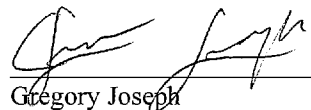
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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


 (SEAL)
Megan A. Joseph

 (SEAL)
Gregory Joseph

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 therein and in the capacity indicated: Megan A. Joseph and Gregory Joseph.

Date: December 17, 2024


Notary Public

Salem Kirkman
Print Name

SALEM KIRKMAN
Notary Public
Surry County, NC

My commission expires: 08/15/2028

Exhibit ATRACT I

Beginning at a point in the creek, the Southwest corner of the 24.32 acre tract today conveyed to J. H. Phillips in the C. C. Phillips line and running with the said C. C. Phillips line South 4 degrees West 3.57 chains to a stone pile, C.C. Phillips' corner; thence with the said C. C. Phillips line and continuing along the Byerly line South 60 degrees East 10.52 chains to a poplar; thence continuing with the Byerley's line South 83 3/4 degrees East 6.39 chains to an iron stake in the Swaim's line; thence with Swaim's line North 2 3 /4 degrees East 4.60 chains to a stone at the creek; thence with the creek South 81 degrees West 2.94 chains to a stone at the bend of the creek; thence continuing with the creek North 79 degrees West 3.23 chains to an iron stake, the said J.H. Phillips' corner; thence with J.H. Phillips' line North 65 degrees West 10.30 chains to the BEGINNING, containing 6.12 acres more or less.

TOGETHER WITH:

TRACT II

Beginning at a point in the creek, the Northeast corner of the tract, a corner in A. C. Meyer's line; thence with Myer's line South 5 degrees West 3.57 chains to a stone pile; thence South 60 degrees East 5.28 chains to an iron stake in a swamp, Byerlie's corner; thence with his line South 5.5 degrees West 14.45 chains to an iron stake, Fox's corner; thence with his line North 49 degrees West 1.23 chains to an iron pipe, his other corner; thence South 42 degrees West 3.63 chains to a point in the center of the public road; thence with the center of the road North 44.5 degrees West 71 links to a point in the center of the road, Chester Phillip's corner; thence with his line South 36.5 degrees West 5.81 chains to an iron stake in the Wachovia line; thence with said Wachovia line North 85 degrees West 6.02 chains to an iron stake, Marten's corner; thence with his line South 4 3/4 degrees West 5.05 chains to a stone; thence with his line North 85 degrees West 2.18 chains to an iron stake; thence a new line North 5 % degrees East 31.28 chains to an iron stake on the North bank of the creek; thence up the center of the creek North 78 3/4 degrees East 6.30 chains to a bend in the creek; thence again up the creek South 62.5 degrees East 3.96 chains to the beginning, containing 34.53 acres more or less.

SAVE AND EXCEPT:

That portion of the above-described TRACT II identified as "Tract 2" on a quitclaim deed recorded in Deed Book 3097 at Page 2029, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

ALSO SAVE AND EXCEPT

Lot 1 as shown on a plat entitled "Final Plat for Charles C. Phillips, Jr. Property" recorded in Plat Book 60 at page 161, Forsyth County Registry, reference to which is hereby made for a more particular description.

Also included in this conveyance of the above-described TRACT I and TRACT II is a non-exclusive access and utilities easement as shown on the aforementioned plat recorded in Plat Book 60 at Page 161, Forsyth County Registry.