

2025000484 00069

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1600.00

PRESENTED & RECORDED

01/07/2025 01:50:08 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3843

PG: 2516 - 2519

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,600.00

Tax Parcel Identification Number: 6815-86-6338.000

This instrument was prepared by: Malia M. Williams, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 2736 Windsor Road, Winston-Salem, NC 27104

Property Address: 2736 Windsor Road, Winston-Salem, NC 27104

Brief description for the Index: Lot 7, Westview

THIS DEED made this 6th day of January, 2025 by and between:**GRANTOR**

Roger A. Linville and spouse,
 Holli D. Linville

2756 Windsor Road
 Winston-Salem, NC 27104

GRANTEE

Jeffrey M. Ickes and spouse,
 Kimberly G. Ickes

2736 Windsor Road
 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 the County of Forsyth, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference see Deed Book 3730 at Page 3830, Forsyth County Registry.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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:

- (1) Easements and restrictions of record, if any;
- (2) All matters shown on that Plat recorded in Plat Book 12, Page 109(2), Forsyth County Registry; and
- (3) Ad valorem real property taxes for 2025 and subsequent years.

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

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE]

GRANTOR

[Signature] (SEAL)

Roger A. Linville

[Signature] (SEAL)

Holli D. Linville

STATE OF NORTH CAROLINA

COUNTY OF Guilford

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:

Roger A. Linville and Holli D. Linville

This 6 day of January, 2025.

[Signature]
Official Signature of Notary

(Official Seal)

Erin Thompson
Notary's printed or typed name, Notary Public

ERIN THOMPSON
NOTARY PUBLIC
Guilford County
North Carolina

My Commission Expires Oct. 17 ?

My commission expires: 10/17/28

EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at a point on the South side of Windsor Road, the Northwest corner of Lot 8; running thence along the West line of Lot 8 South 294.95 feet to a point; thence West 170 feet to a point, the Southeast corner of Lot 6; thence along the East line of Lot 6, North 301.60 feet to a point on the South side of Windsor Road; thence along the South side of said Road, East 170 feet to the **PLACE OF BEGINNING**; containing 1.20 acres, more or less, and being Lot 7, as shown on the Plat of Westview, Section 3, said Plat being duly recorded in Plat Book 12, Page 109(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 BACK REFERENCE, SEE DEED RECORDED IN BOOK 3730, PAGE 3830, FORSYTH COUNTY REGISTRY.

PARCEL ID: 6815-86-6338.000

PROPERTY ADDRESS: 2736 WINDSOR ROAD, WINSTON-SALEM, NC 27104

TE/MMW