

2025001660 00109

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED
 01/17/2025 02:00:22 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3844
PG: 4243 - 4245

Prepared By: Attorney Mark E. Randolph, 1365 Westgate Center Drive, Ste. D, Winston-Salem, NC 27103

Stamps \$50.00

24-00-848

NORTH CAROLINA)

)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 14 day of January, 2025, by and between **Jeffrey Kyle Smith, Executor of the Estate of Chester Monroe Smith**, whose mailing address is 178 Bethany Church Road Winston-Salem, NC 27107, GRANTOR(S); and **Julie Conner Degroot, unmarried**, whose mailing address is 502 S. Cherry Street, Kernersville, NC 27284, GRANTEE(S);

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees 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: 1998 Cartwright Drive, Kernersville, NC 27284

Parcel Number: 6878-98-8013.000

The property conveyed herein ___ does ~~X~~ does not include the primary residence of the Grantor.

This instrument prepared by Mark E. Randolph, a licensed North Carolina attorney. Delinquent real property taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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.

Submitted electronically by "Mark E. Randolph, Attorney At Law"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Jeffrey Kyle Smith (SEAL)
Jeffrey Kyle Smith, Executor of the Estate of
Chester Monroe Smith

STATE OF NORTH CAROLINA)
)
FORSYTH COUNTY)

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:
James Kyle Smith, Executor of the Estate of Chester Monroe Smith.

Witness my hand and official stamp or seal, this 14th day of January, 2025.


Notary Public

My commission expires: 8-7-29

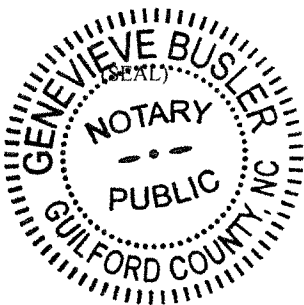


EXHIBIT A

BEING all of lot 25, as shown on that plat entitled "Tipton Estates Sect. No.2" as recorded in Plat Book 25, Page 92, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

GKB