

2025005517 00104

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED
 02/24/2025 12:10:11 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3849
 PG: 3187 - 3188

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier No. 6848-07-4665.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 5542 Dogwood Dr, Winston-Salem, NC 27105

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lots 5 & 6, Oakwood, Block A, Sec 2, PB 23, PG 37, Forsyth County, North Carolina.

THIS DEED made this 7th day of February, 2025, by and between

GRANTOR	GRANTEE
BENJAMIN SPENCER WILLIAMS and wife, KAITLYN JOY WILLIAMS FORWARDING ADDRESS: <u>7239 EBY DRIVE</u> <u>MERRIAM, KS 66204</u>	KEVIN MARTINEZ ANAYA, unmarried AND RAMON ERNESTO MARTINEZ ARRIOLA, married, as Joint Tenants with Rights of Survivorship
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	PROPERTY ADDRESS: <u>4970 LYMAN ROAD</u> <u>WINSTON-SALEM, NC 27105</u>

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:

BEING KNOWN AND DESIGNATED as Lot Numbers 5 and 6 of Block A, Oakwood, Section 2, a plat of which is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 23, Page 37, reference to which is hereby made for a more particular description.

Submitted electronically by "Heather Kiger Law PLLC"
 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, restrictions and rights-of-way of record, if any, and ad valorem 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.

Benjamin Spencer Williams (SEAL)
BENJAMIN SPENCER WILLIAMS

Kaitlyn Joy Williams (SEAL)
KAITLYN JOY WILLIAMS

State of Kansas - County of Johnson

I, Fardokht Nouriani-Maleki, a Notary Public of Johnson County,
 State of Kansas, certify that **BENJAMIN SPENCER WILLIAMS** personally
 appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 7 day of February, 2025.

(SEAL)



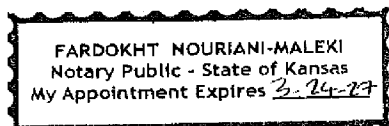
F. Maleki Notary Public
 My Commission Expires: 3-24-2027

State of Kansas - County of Johnson

I, Fardokht Nouriani-Maleki, a Notary Public of Johnson County,
 State of Kansas, certify that **KAITLYN JOY WILLIAMS** personally appeared
 before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 7 day of February, 2025.

(SEAL)



F. Maleki Notary Public
 My Commission Expires: 3-24-2027