

2025006045 00083

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$158.00

PRESENTED & RECORDED

02/27/2025 11:54:54 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3850**PG: 1531 - 1533**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$158.00

Parcel Identifier No.: 6867-02-5217.000 & 6867-02-9122.000

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Two parcels metes/bounds 5.35 acres and 3.37 acres

 THIS DEED made this 27 day of February, 2025, by and between
GRANTOR

Ilena B. Dillon, a widow

 840 Walkertown Guthrie Road
 Winston-Salem, NC 27101
GRANTEE

Jesse M. Fortier and Sandra D. Fortier, husband and wife

 737 Conestoga Trail
 Winston-Salem, NC 27101

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 Kernersville Township, City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

 The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1574, Page 0975, and Book 1574, Page 0984, Forsyth County Registry. Robert J. Dillon died on December 18, 2022, in Forsyth County.

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 "Justice Law Group, P.A."
 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:

Subject to Easements, Restrictions, Covenants, Rights-of-Way of Record, if any, and Ad-Valorem Taxes.

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

Ilena B. Dillon
Ilena B. Dillon

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Ashley S. Collier, Notary Public, do hereby certify that Ilena B. Dillon personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 27 day of February, 2025.

Ashley S. Collier
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10-1-2026

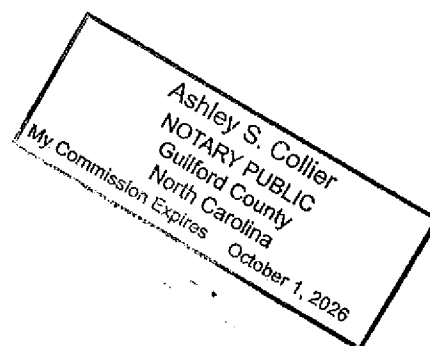


Exhibit "A"

Property 1:
 TRACT 1
 0 Windle Gray Lane
 Parcel ID: 6867-02-5217.000

BEGINNING at a pipe in the southern right of way margin of NC Highway 74, said pipe being the easternmost corner of a parcel owned by Larry Wayne Whicker, as per Deed Book 3431 at Page 324 of the Forsyth County Registry; thence along the margin of NC Highway 74 South 58° 42' 44" East 182.56 feet to a point; thence South 01° 08' 39" West 311.09 feet to a pipe; thence North 85° 25' 54" West 370.81 feet to a pipe; thence continuing North 85° 25' 54" West 691.32 feet to a pipe, said pipe having the Ground US Survey Feet coordinates N: 872,194.20 and E: 1,659,707.09; thence along the common line with Whicker North 70° 32' 09" East 964.06 feet to a pipe, said pipe being the point and place of BEGINNING, containing a 5.350 acres more or less, as per unrecorded survey by Survey Carolina, PLLC, titled "Survey for Jesse Fortier & Sandra Fortier" and dated February 20, 2025.

Property 2:
 TRACT 2
 0 Walkertown Guthrie Road
 Parcel ID: 6867-02-9122.000

BEGINNING at a point in the western margin of the intersection of NC Highway 74 and Walkertown-Guthrie Road, said point having a concrete monument with the Ground US Survey Feet coordinates of N:872,130.94 and E: 1,661,248.75; thence along the western right of way margin of Walkertown-Guthrie Road South 49° 22' 27" West 155.60 feet to a concrete monument; thence continuing along the margin South 49° 17' 13" West 149.77 feet to a concrete monument; thence continuing along the margin along a curve to the right having a radius of 800.00 feet and a chord length of 155.47 with a chord bearing South 43° 45' 49" West; thence North 36° 42' 11" West 54.29 feet to a pipe; thence along a curve to the left having a radius of 366.29 feet and a chord length of 99.07 with a chord bearing of North 29° 22' 15" West; thence North 21° 23' 19" West 171.94 feet to a point; thence North 01° 08' 39" East 311.09 feet to a point in the southern right of way margin of NC Highway 74; thence along the margin South 58° 42' 44" East 557.81 feet to a concrete monument, said monument being the point and place of BEGINNING, containing 3.371 acres more or less, as per unrecorded survey by Survey Carolina, PLLC, titled "Survey for Jesse Fortier & Sandra Fortier" and dated February 20, 2025.

Tax Parcel Number: 6867-02-5217.000
 Property Address: Windle Gray Lane, Walkertown, NC 27101