

**2025008247 00087**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1190.00**

PRESENTED & RECORDED  
 03/17/2025 12:34:15 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3853**  
**PG: 868 - 869**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,190.00

Block 2453, Lot 23

PIN 6816-50-4731

Grantor Address: 1217 Green Oates Ln. Apt C  
 Charlotte, NC 28205

Grantee's Address: 701 Yorkshire Rd.  
 Winston-Salem, NC 27104

This instrument prepared by: R. Brandt Deal, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Hatfield, Mountcastle Deal, VanZandt & Mann, LLP -Box 9

Brief Description for the Index: Lot 23, Blk A, Shoreland Park, PB 16, Pg 227

This Deed made this 12<sup>th</sup> day of March, 2025, by and between

**GRANTOR: John D. Simmons and wife, Carolyn Grosso**

**GRANTEE: Frederick Irving Lewis and wife, Dawn Lisette Lewis**

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do 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:

**BEING KNOWN AND DESIGNATED** as Lot No. 23 Block A, as shown on a Plat of certain Shoreland Park Property recorded in Plat Book 16, Page 227, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**All or a portion of the property herein conveyed includes the primary residence of the Grantors.**


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

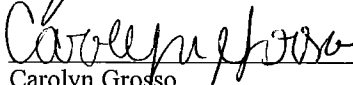
And the Grantors covenant with the Grantees, the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record, if any and 2025 ad valorem taxes.

submitted electronically by "Hatfield, Mountcastle, Deal, VanZandt & Mann, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

  
 \_\_\_\_\_ (Seal)  
 John D. Simmons


  
 \_\_\_\_\_ (Seal)  
 Carolyn Grosso

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STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R. Brandt Deal, A Notary Public of Forsyth County, State of North Carolina, certify that John D. Simmons and wife, Carolyn Grosso personally came before me this day and they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 12<sup>th</sup> day of March, 2025

  
 \_\_\_\_\_  
 Notary Public

(Notary Seal)

**R Brandt Deal**  
**NOTARY PUBLIC**  
**Forsyth County, NC**  
**My Commission Expires September 29, 2025**

My Commission Expires: \_\_\_\_\_