

**2025014945 00033**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$150.00**

PRESENTED &amp; RECORDED

05/06/2025 09:50:49 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3861****PG: 3799 - 3801**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 150.00

Parcel Identifier No.: 5874-88-1351.000 (Block 4405, Lot 113C)

Mail tax bills to Grantee: 8825 Bellhaven Court, Lewisville, NC 27023

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: 2.822 acres, Lake Ridge Drive

THIS DEED made this \_\_\_\_ day of April, 2025 by and between,

GRANTOR	GRANTEE
<b>Lake Ridge Heritage, L.L.L.P.            a North Carolina limited liability            limited partnership</b>	<b>Janet Andrea Ford            (married)</b>
Mailing Address: 1111 South Marshall Street, Suite 408, Winston-Salem, NC 27101	Mailing Address: 8825 Bellhaven Court, Lewisville, NC 27023

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:

**See Exhibit A attached hereto and incorporated herein by reference.**

Property Address: 0 Lake Ridge Drive, Lewisville, NC 27023

**The property does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2958, Page 1697, Forsyth County Registry.

Submitted electronically by "Kangur & Porter, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

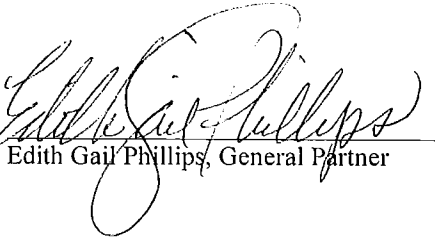
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Lake Ridge Heritage, L.L.L.P.  
a North Carolina limited liability limited partnership

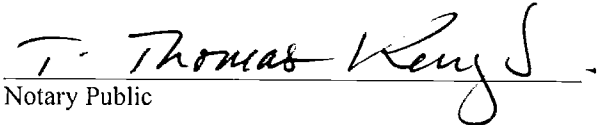
By:

  
Edith Gail Phillips, General Partner

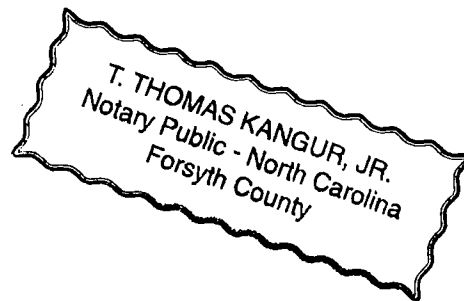
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Edith Gail Phillips, General Partner of Lake Ridge Heritage, L.L.L.P.**, a North Carolina limited liability limited partnership, and that by authority duly given and as the act of the company, she executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 5/1/25

  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of notary public



My Commission Expires: 9/27/27

## Exhibit A

BEGINNING at a new iron pin set, said iron pin being located in the eastern line of the property now or formerly owned by Jack K. Barber, Jr., as described in Deed Book 1192, at Page 1792, Forsyth County Registry, said iron pin being also located the following course and distance from that existing 3/4 inch pipe located at the Northeastern corner of Lot 7, Runnymede Estates, Plat Book 26 at Page 173; running thence with the Northern boundary line of Lot 7 North 85° 55' 32" 14.95 feet to 1 ½ inch pipe located in the Northern boundary of Lot 7, Runnymede Estates, said 1 ½ inch pipe being located at the Southeastern corner of the property now or formerly owned by Jack K. Barber, as described in Book 1192, Page 1792, Forsyth County Registry; running thence with Barber's line North 02° 40' 08" West 160.00 feet to the point and place of BEGINNING; running thence along Barber's eastern line, North 02° 40' 08" 297.85 feet to an existing one inch pipe, said one inch pipe being located in the southern boundary of the Sady H. Henning Family Limited Partnership, as described in Deed Book 2043, at Page 1207, Forsyth County Registry; running thence along the southern line of the Henning Family Limited Partnership property South 86° 09' 32" East 139.65 feet to an existing stone; running thence North 85° 22' 16" East 167.39 feet to a new iron set; running thence North 62° 00' 15" East 162.54 feet to a new iron set; running thence North 62° 00' 15" East 26.13 feet to a point located in a pond; running thence South 25° 20' 07" East 230.00 feet to a point located in said pond; running thence along the southern boundary of the Lot described herein, and along a new boundary with the property conveyed by the Grantors herein to Janet M. Ford and husband, R. Craig Ford, South 71° 52' 53" West 143.48 feet to a new iron set; running thence South 71° 52' 53" West 482.19 feet to a new iron pin, the point and place of beginning, containing 2.822 acres more or less, and being a portion of the land described in Deed Book 1370, Page 1006, Forsyth County Registry, and also being known and designated as Lot 5-B on that certain survey by Kenneth L. Foster of the Richard Dull Estate (unrecorded) dated July 18, 2002, Job No. 2750-02C, and being a portion of Tax Lot 113, Tax Block 4405, Forsyth County Tax Maps.

TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT 25 feet wide for ingress, egress and regress as follows: from the center of the Southern terminus of Lakeridge Drive in a Southwesterly direction across the dam of the Southernmost lake that straddles the common boundary line between lots 4 and 5 of the Richard H. Dull and Alma B. Dull property, to a point in said dam, said point also being a common corner with the Louise D. Miller and Albert R. Miller Property and the Nancy D. Cook and Larry L. Cook Property referred to as Lot 4 of the Richard H. Dull and Alma B. Dull Property; said point being further identified as being North 25° 45' 32" East 353.06 feet from the point in the northern boundary line of Lot 10 of Runnymede Estates, Plat Book 26, Page 173, and the southernmost intersection of Lots 5 and 4 of the Richard H. Dull and Alma B. Dull property.

ALSO CONVEYED HERewith AND SUBJECT to that certain 25 foot access and utility easement, which said easement shall be permanent, non-exclusive and appurtenant, and the center line of which is more specifically described as follows:

BEGINNING at a point, said point being located the following courses and distances from the existing one-half inch pipe located in the northwestern corner of Lot 10 of Runnymede Estates, as shown on Plat Book 26 Page 173; running thence South 85° 55' 32" East 75.13 feet to a new iron set in the said northern boundary line of Lot 10, at the southern corner of the property owned by Nancy D. Cook, as described in Deed Book 1370 at Page 1010, Forsyth County Registry; running thence North 25° 48' 07" East 185.27 feet to a point in the western boundary of Nancy D. Cook; running thence North 32° 22' 04" West 29.43 feet crossing that certain existing 25 foot access easement being described in Deed Book 1370 at Page 1010, Forsyth County Registry to a point, the center line of said easement and the point and place of BEGINNING; running thence North 32° 22' 04" West 87.74 feet to a point in said center line; running thence North 22° 58' 07" West 67.06 feet to a point; running thence North 16° 12' 28" West 132.28 feet to a point; running thence North 55° 02' 31" West 85.08 feet to a point. Said easement is more fully described on that certain survey by Kenneth L. Foster of the Richard Dull Estate (unrecorded) dated 7/18/02, identified as Job no. 2750-02C.

THE ABOVE CONVEYANCE IS SUBJECT to those access easements for the benefit of Lot 4 of the Richard H. Dull and Alma B. Dull Property, as described in that Deed to Nancy D. Cook and Larry L. Cook, recorded in Book 1370, Page 1010, Forsyth County Registry, which easements are incorporated herein by reference.

Tax Parcel Number: 5874-88-1351.000 (Block 4405, Lot 113C)

Property Address: 0 Lake Ridge Drive, Lewisville, NC 27023