

2025019375 00162

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$410.00

PRESENTED & RECORDED

06/06/2025 03:20:16 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3867**PG: 3408 - 3411****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$410.00****Tax Parcel Identification Numbers: 6824-80-8808.000; 6824-80-8882.000 & 6824-80-8932.000**

This instrument was prepared by: Malia M. Williams, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to Grantee: 1661 Brewer Road, Winston Salem 27127****Property Address: 1661 Brewer Road, Winston Salem, NC 27127****THIS DEED made this 6th day of June, 2025****GRANTOR****Jo Ellen Ward Gambill (a widow)**

998 Shady Grove Church Road
 Winston-Salem, NC 27107

GRANTEE**Lisa A. Cruz (unmarried)**

1661 Brewer Road
 Winston-Salem, NC 27127

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 the County of **Forsyth**, State of North Carolina and more particularly described as follows:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR BACK REFERENCE, SEE THE ESTATE OF DENVER CLAY GAMBILL ESTATE FILE NUMBER 22E557, AND THE FAMILY SETTLEMENT AGREEMENT CONTAINED THEREIN IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FORSYTH COUNTY, NORTH CAROLINA. FOR FURTHER BACK REFERENCE, SEE ALSO DEEDS RECORDED IN BOOK 1233, PAGE 1110; BOOK 1215, PAGE 1372; AND BOOK 1124, PAGE 1073, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY NORTH CAROLINA.

THIS IS THE GRANTOR'S PRIMARY RESIDENCE

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:

- (1) Subject to easements and restrictions of record, if any; and
- (2) Ad valorem real property 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.

[SIGNATURE PAGE FOLLOWS]

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[SIGNATURE PAGE]

GRANTOR

Jo Ellen Ward Gambill (SEAL)
Jo Ellen Ward Gambill

STATE OF NORTH CAROLINA

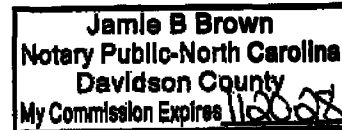
COUNTY OF FORSYTH

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 herein and in the capacity indicated:

Jo Ellen Ward Gambill

This 6th day of June, 2025.

Jamie B. Brown
Official Signature of Notary
Notary's Printed Name: Jamie B. Brown
My Commission Expires: 11/20/2028



(Official Seal)

EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at a point marked by an existing iron pin, said existing iron pin being located at the southeasternmost corner of the tract herein described; thence **FROM THE POINT AND PLACE OF BEGINNING** proceeding North 89° 29' 18" West 164.17 feet in the shared line of property now or formerly owned by Danielle Marie Springs (Deed Book 3698, Page 4204, in the Office of the Register of Deeds of Forsyth County, North Carolina) to an existing iron pin located at a common corner of property now or formerly owned by ALBENSA LLC (Deed Book 3660, Page 2053); thence North 02° 07' 19" West 107.20 feet in the shared line with property now or formerly owned by ALBENSA LLC (Deed Book 3660, Page 2053) to an existing iron pin; thence continuing in said shared line North 72° 04' 15" West 51.93 feet to an existing iron pin; thence proceeding North 12° 29' 57" East 31.94 feet to an existing iron pin; thence North 61° 25' 29" West 15.16 feet to an existing rebar located in a common corner of property now or formerly owned by TURMAN INVESTMENT PROPERTIES LLC (Deed Book 3183, Page 4404); thence proceeding in the shared line of the property now or formerly owned by TURMAN INVESTMENT PROPERTIES LLC (Deed Book 3183, Page 4404) North 26° 01' 22" East 136.91 feet to an existing rebar located at a common corner of property now or formerly owned by TURMAN INVESTMENT PROPERTIES LLC (Deed Book 3183, Page 4404) and the tract herein described; thence proceeding South 64° 42' 24" East 145.90 feet to an iron pin set, said iron pin set being located South 01° 48' 49" East at a distance of 63.75 feet from a fire hydrant; thence continuing South 25° 12' 47" East 87.52 feet to an existing iron pin set; thence South 02° 24' 44" West 44.64 feet to an existing iron pin; thence continuing South 01° 58' 21" West 99.98 feet **BACK TO THE POINT AND PLACE OF BEGINNING**, containing **1.06333 acres, more or less**, as the same is shown on a survey prepared for Lisa A. Cruz, said survey showing the remainder of Lots 5 and 6, and a portion of Lots 4 and 11 from the properties shown on that plat recorded in Plat Book 13, Page 200, Forsyth County Registry, and the property described herein being comprised of Forsyth County Tax Lots 004B, 005A, 005B, 006B, 011Q and 011R, all of Tax Block 3189 and being known as Parcel Identification Numbers: 6824-80-8808.000; 6824-80-8882.000 and 6824-80-8932.000; said survey prepared by Thomas A. Riccio, PLS of Thomas A. Riccio and Associates, Drawing Number 25209, dated June 5, 2025.

FOR BACK REFERENCE, SEE THE ESTATE OF DENVER CLAY GAMBILL ESTATE FILE NUMBER 22E557, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FORSYTH COUNTY, NORTH CAROLINA AND THE FAMILY SETTLEMENT AGREEMENT CONTAINED THEREIN; FOR FURTHER BACK REFERENCE, SEE ALSO DEEDS RECORDED IN BOOK 1233, PAGE 1110; BOOK 1215, PAGE 1372; AND BOOK 1124, PAGE 1073, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY NORTH CAROLINA.

PROPERTY ADDRESS: 1661 BREWER ROAD, WINSTON-SALEM, NC 27127

PARCEL ID NUMBERS: 6824-80-8808.000; 6824-80-8882.000 & 6824-80-8932.000