



2016013447 00116

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX

\$246.00

PRESENTED & RECORDED:

04-15-2016 12:43:55 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS

BY: S. GRIFFITH  
DPTY

BK: RE 3280

PG: 4316-4317

ENVELOPE

This instrument prepared by Benjamin H. Harding, Jr. PLLC, Yadkinville, NC 27055

MAIL TO PO BOX 518 YADKINVILLE, NC 27055

This deed is prepared without a title examination and no opinion as to title or ownership is expressed or implied by the preparation of this instrument.

NORTH CAROLINA  
FORSYTH COUNTY

WARRANTY DEED

This deed made and entered into this the 11<sup>th</sup> day of April, 2016, by and between **JAIMIE C. HUNTER**, unmarried, of Guilford County, whose mailing address is 2403 Glen Meadow Drive Greensboro, North Carolina 27455, hereinafter called Grantor,

and

**BROOKE A. BAITY**, of Forsyth County, whose mailing address is Unit #12, 346 Summergate Drive, Winston-Salem, North Carolina 27103, hereinafter called Grantee.

WITNESSETH:

Grantor, for and in consideration of the sum of one dollar and other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby convey unto Grantee, her heirs and assigns, premises described as follows:

**(H-1296; PIN 6804 70 4624; Block/Lot 6586 012; 346 Summergate Drive Winston-Salem, NC 27103, Winston-Salem, Forsyth County, North Carolina);**

**BEING known and designated as Unit No. 12, as shown on the "As Built" Plat for HILLCREST TOWNE CENTER, SECTION THREE, PHASE ONE, Map 1, as recorded in Plat Book 49, Page 197, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.**

**SUBJECT TO ALL EASEMENTS, DEDICATIONS, RIGHTS OF WAY, COVENANTS, AGREEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.**

The above described real property does not contain the primary residence of Grantor.

To have and to hold the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto Grantee, her heirs and assigns forever.

Grantor covenants that she is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from liens and encumbrances except as stated above, if any; and that she will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

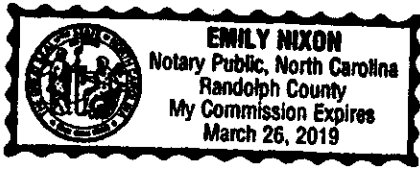
In witness whereof, Grantor has hereunto set her hand and seal, the day and year first above written.

Jaimie C. Hunter (SEAL)  
Jaimie C. Hunter

NORTH CAROLINA  
Guilford COUNTY

I, the undersigned Notary Public of Randolph County, North Carolina, do hereby certify that Jaimie C. Hunter, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 11 day of April 2016.



Sign Emily Nixon  
Print Emily Nixon  
Notary Public

My commission expires: 03/26/2019