

2018042214 00078

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$258.00

PRESENTED & RECORDED

10/31/2018 10:47:11 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3432**PG: 995 - 996****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$258.00

Pin:6804-70-0977.00

Mail/Box to: Grantee: 145 Silverthorne Court, Winston-Salem, NC 27103

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: Unit No. 31, "As Built" Plat for Hillcrest Towne Center, Sec. Three, Phase One, Units 25-36, PB 52, Pg 123, Forsyth County Registry.

THIS DEED made this 20 day of October, 2018 by and between

GRANTOR	GRANTEE
Catherine Roy (f/k/a Catherine L. Ward) and husband, Daniel Roy 2342 Lynde Place Scotch Plains, NJ 07076	Helen Strates Sialmas and husband, Dimitrios Sialmas 145 Silverthorne Court Winston-Salem, NC 27103

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit No. 31, as shown on the "AS BUILT" PLAT FOR HILLCREST TOWNE CENTER, Section Three, Phase One, Units 25-36, as recorded in Plat Book 52, Page 123, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property address: 2471 Autumn Mist Drive, Winston-Salem, NC 27103.

All or a portion of the property herein conveyed ___ includes or does not include the primary residence of a Grantor.

Submitted electronically by "T Dan Womble Attorney"
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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2018 taxes are to be pro-rated.

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

[Signature] (SEAL)
Catherine Roy (f/k/a Catherine L. Ward)

[Signature] (SEAL)
Daniel Roy

State of New Jersey - County of Union

I, the undersigned Notary Public of the County of Union and State aforesaid, certify Catherine Roy (f/k/a Catherine L. Ward) and husband, Daniel Roy personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20 day of October, 2018.

My Commission Expires: April 6, 2020
(Affix Seal)

[Signature]
Anabela De Pinho Notary Public
Notary's Printed or Typed Name

ANABELA DE PINHO
Notary Public
State of New Jersey
My Commission Expires April 6, 2020
I.D.# 2452312