

2019005405 00079

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$410.00

PRESENTED & RECORDED

02/14/2019 01:33:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3446**PG: 932 - 933****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$410.00

Parcel Identifier No. 6824-59-5422.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: _____

This instrument was prepared by: Heather Kiger Law, PLLC

Brief description for the Index: Lot 17, Granville A. Nading Estate, PB 11, PG 196, Forsyth County, N.C.

THIS DEED made this 31st day of January, 2019, by and between

| GRANTOR | GRANTEE |
|--|---|
| TIMOTHY ATKINS AND WIFE, ANNE ATKINS | TIMOTHY FRANK HILLIARD AND WIFE, ELLEN ELIZABETH HILLIARD |
| FORWARDING ADDRESS: <u>336 Berge Dr.</u> <u>21110, NC 28621</u> | PROPERTY ADDRESS: <u>1009 Madison Avenue</u> <u>Winston-Salem, NC 27103</u> |
| PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE | |

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:


BEING KNOWN AND DESIGNATED AS LOT NO. 17, AS SHOWN ON THE PLAT OF GRANVILLE A. NADING ESTATE, AS RECORDED IN PLAT BOOK 11, PAGE 196, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2019 and subsequent years.

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

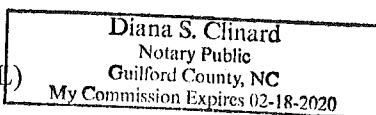

_____(SEAL)
TIMOTHY ATKINS


_____(SEAL)
ANNE ATKINS

State of North Carolina County of Forsyth

I, Diana S. Clinard, a Notary Public of Guilford County, State of North Carolina, certify that **TIMOTHY ATKINS** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 31st day of January, 2019.

(SEAL) 

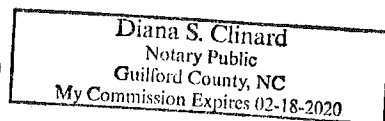
Diana S. Clinard Notary Public

My Commission Expires: 2/18/20

State of North Carolina County of Forsyth

I, Diana S. Clinard, a Notary Public of Guilford County, State of North Carolina, certify that **ANNE ATKINS** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 31st day of January, 2019.

(SEAL) 

Diana S. Clinard Notary Public

My Commission Expires: 2/18/20