

2021052411 00155FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$181.00**

PRESENTED & RECORDED

09/24/2021 02:25:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3643**PG: 1462 - 1464****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$181.00

Parcel Identifier No.: 6869-05-5452.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 140, R. Don Cain

THIS DEED made this 23rd day of September, 2021, by and between**GRANTOR**

Samuel Hursh and Emma Hursh, husband and wife

Mailing Address: 5008 Peppertree Rd
Clemmons, NC 27012**GRANTEE**

Stephen Heuer, an unmarried man

Property Address: 6092 Cain Forest Drive, Walkertown,
NC 27051Mailing Address: 525 Church Road, Reistertown, MD
21136

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 Salem Chapel, City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part HereofIs the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 2805, Page 613, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 36, Page 65, and referenced within this instrument.

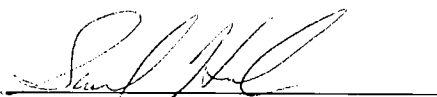
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging submitted electronically by "Stegall & Clifford, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the exceptions hereinafter stated.

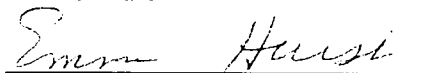
Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.




Samuel Hursh



Emma Hursh

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Taylor King, Notary Public, do hereby certify that Samuel Hursh and Emma Hursh personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 23rd day of September, 2021.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 4/21/24

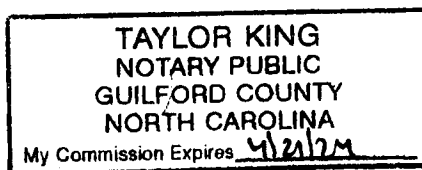


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot Number 140 as shown on the Map of R. Don Cain, Phase Five, Sheet Two, as recorded in Plat Book 36, Page 65 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 6869-05-5452.000

Property Address: 6092 Cain Forest Drive, Walkertown, NC 27051