

2021065139 00086

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$540.00

PRESENTED & RECORDED
 11/30/2021 11:41:03 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3658**PG: 4331 - 4332**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 540.00

Parcel Identifier No.: 6809-70-1185 (Block 4978, Lot 112)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4921 Westerly Drive, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Tract 2, Keith R. Hash property

THIS DEED made this 29th day of November, 2021 by and between,

| GRANTOR | GRANTEE |
|--|--|
| KEITH RODNEY HASH (unmarried) | CORTNEY A. MOORE and wife, KRISTIN B. MOORE |
| Mailing Address: 4910 Westerly Drive, Winston-Salem, NC 27106 | Mailing Address: 4921 Westerly Drive, Winston-Salem, NC 27106 |

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 Tract 2, consisting of 0.462 acres, as shown on the survey for KEITH R. HASH as recorded in Plat Book 72, Page 157, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 4921 Westerly Drive, Winston-Salem, NC 27106

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3272, Page 1929, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 72, Page 157.

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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Keith Rodney Hash (SEAL)
Keith Rodney Hash

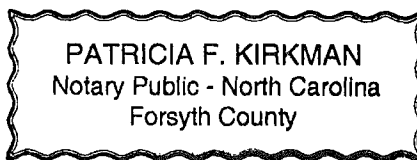
State of North Carolina, County of Forsyth

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: **Keith Rodney Hash.**

Date: 11.29.24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5.29.24