

2021067635 00237

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

\$780.00

PRESENTED & RECORDED

12/10/2021 03:38:46 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3662

PG: 832 - 833

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$780.00

Parcel Identifier No. 6825-56-3664.000

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

By: _____

Mail/Box to: Grantee at: 1525-1527 W NORTHWEST BLVD., WINSTON SALEM, NC 27104

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 11, WEST HIGHLANDS, PB 2, PG 46A (3), Forsyth County, North Carolina

THIS DEED made this 10th day of December, 2021, by and between

GRANTOR	GRANTEE
<p>STEVEN L. HENSON AND WIFE CALLISTA HENSON</p>	<p>NC LEGACY RESIDENTIAL, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY</p>
<p>FORWARDING ADDRESS:</p>	<p>PROPERTY ADDRESS:</p>
<p><u>509 RIDGEHAVEN CIRCLE WINSTON SALEM, NC 27104</u></p>	<p><u>1525-1527 W NORTHWEST BLVD. WINSTON SALEM, NC 27104</u></p>
<p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	

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:

LOT NO. 11 IN BLOK NO. 2 AS SHOWN ON P.H. HANES MAP OF WEST HIGHLANDS, RECORDED IN PLAT BOOK 2, PAGE 46A (3) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DEWCRPTION.

ALSO BEING KNOWN AS 1525/1527 NORTHWEST BLVD., WINSTON SALEM, NC 27104, TAX BLOCK 1136 LOT 011.

Submitted electronically by "Heather Kiger Law PLLC" 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2021 and subsequent years.

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

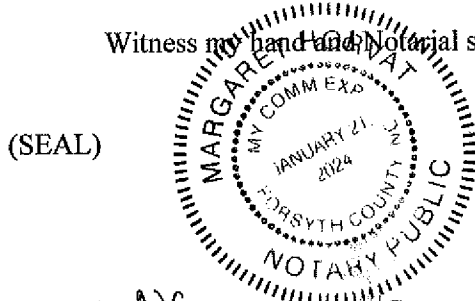
Steven L. Henson (SEAL)
STEVEN L. HENSON

Callista Henson (SEAL)
CALLISTA HENSON

State of NC - County of Forsyth

I, Margaret Horvat, a Notary Public of Forsyth County, State of NC, certify that **STEVEN L. HENSON**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 10 day of December, 2021.

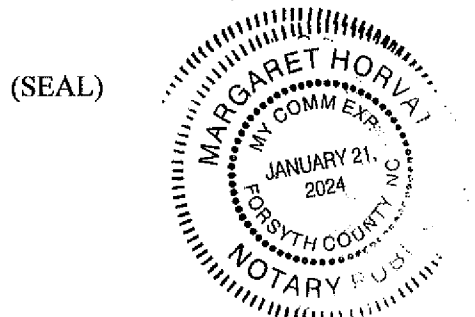


Margaret Horvat Notary Public
My Commission Expires: 1/21/24

State of NC - County of Forsyth

I, Margaret Horvat, a Notary Public of _____ County, State of NC, certify that **CALLISTA HENSON**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 10 day of December, 2021.



Margaret Horvat Notary Public
My Commission Expires: 1/21/24