

2022009479 00184

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

\$165.00
PRESENTED & RECORDED
02/25/2022 02:48:17 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3678
PG: 1438 - 1439

Excise Tax: \$ *165.00*

Recording Time, Book and Page

Parcel ID: 6837-02-7796.000

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd, Raleigh NC 27615

Brief Description for the index:

Lot 6, Forest Hills, Section 1

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Master Title Agency
THIS DEED made this *27* day of February, 2022, by and between

GRANTOR	GRANTEE
<p>Hairston and Hairston Properties, LLC</p> <p>3615 San Carlos Road Winston-Salem, NC 27105</p> <p>_____ If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p>Swyft Properties LLC, a NC limited liability company</p> <p><u>Property Address:</u> 3905 Indiana Avenue, Winston-Salem, NC 27105</p> <p><u>Mailing Address:</u> 1817 Strebor Street, Durham, NC 27705</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:

BEING KNOWN AND DESIGNATED as Lot 6 as shown on the map of Forest Hills, Section 1, as recorded in Plat Book 4, Page 126, Forsyth County Registry. Also being known and designated as block 1907 lot 6, Forsyth County Tax maps.

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

submitted electronically by "Lowry & Assoc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

- 1. Subject to ad valorem taxes for the year 2022 and all subsequent years.
- 2. Subject to all easements, agreements, and rights of way of record.
- 3. Subject to restrictions of record, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Hairston and Hairston Properties, LLC

Larry D. Hairston
 Larry D. Hairston, Manager

STATE OF NC
 COUNTY OF Forsyth

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Larry D. Hairston, Manager of Hairston and Hairston Properties, LLC**

Witness my hand and official stamp or seal, this the 24th day of February, 2022.

Ashley D. Wilson
 Notary Public

My commission expires: 10/17/2026

