

2022015388 00087

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00
PRESENTED & RECORDED
03/31/2022 11:59:34 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK, DPTY
BK: RE 3685 PG: 2448 - 2450

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00

Parcel Identifier No. 6847-71-1500.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Johannesmeyer & Sawyer, PLLC, 1184 Springmaid Ave., Suite 201, Fort Mill, SC 29708

This instrument was prepared by: Johannesmeyer & Sawyer, PLLC, 1184 Springmaid Ave., Suite 201, Fort Mill, SC 29708

Brief description for the Index: metes and bounds, 0.52 acres more or less

THIS DEED made this 31 day of March, 2022, by and between

GRANTOR

Mary U Hill and husband Coleman E. Hill
8027 Whitehall Exec Ctr
#5112
Charlotte, NC 28273

GRANTEE

Coleman E Hill, a married person
3861 Northampton Drive
Winston Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

SEe attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

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

(Entity Name) Mary U. Hill (SEAL)
Print/Type Name: Mary U Hill

By: _____
Print/Type Name & Title: _____ Coleman E. Hill (SEAL)
Print/Type Name: Coleman E. Hill

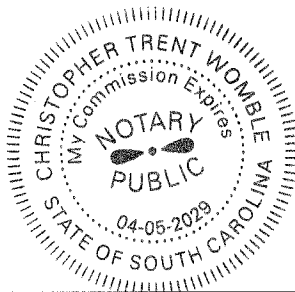
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of South Carolina – County of York

I, the undersigned Notary Public of the County and State aforesaid, certify that Mary U Hill and Coleman E. Hill personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31 day of March, 2022.

My Commission Expires: 4/05/2029 Christopher Trent Womble
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds

EXHIBIT A
Legal Description

BEING KNOWN AND DESIGNATED AS TOX LOT 007L IN TAX BLOCK 3238 AS PRESENTLY SHOWN ON THE FORSYTH COUNTY TAX MAPS AND BEING 3861 NORTH HAMPTON DRIVE WINSTON-SALEM, NC 27105 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron stake in the southeast right-of-way of Northampton Drive, Calvin B. Baker's southwest corner as described in book 1268 at page 298 in the Forsyth County Registry; thence running with Baker's line South 86 degrees 09 minutes 25 seconds East 170.90 feet to an stake; thence running on a new line South 09 degrees 24 minutes West 138.32 feet to an iron stake; thence on another new line North 83 degrees 22 minutes 40 seconds West 170.24 feet to an iron stake in the eastern right-of-way of Northampton Drive; thence running in the eastern right-of-way line of Northampton Drive North 09 degrees 22 minutes 11 seconds East 130.04 feet to the point and place of Beginning, containing .52 acres, more or less, as shown on a survey entitled Lucille Sell James, prepared by Otis Jones, dated 10/2/91. Also being part of Lot 7-F, Block 3238 on the Forsyth County Tax Maps.