

2022029299 00092

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$710.00

PRESENTED & RECORDED
06/21/2022 12:15:46 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3702
PG: 1397 - 1399

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$710.00

Tax Parcel Identification Number: 5896-68-8708.000

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

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 5315 Windmill Circle, Winston Salem, NC 27106

Property Address: 5315 Windmill Circle, Winston Salem, NC 27106

Brief description for the Index: Lot 31, Whispering Winds Section 1

THIS DEED made this 21st day of June, 2022 by and between

GRANTOR

ADAM A. NAGY and wife,
CALLIE M. HENDERSON

*Callie → 1160 Shallowford Rd NE 27095
Adam → 2448 Tannery Trail Winston-Salem NC 27106*

GRANTEE

WESLEY LEE HICKS and wife,
JESSICA LEIANN CANNON HICKS

5315 Windmill Circle
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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3427 Page 2376 Forsyth County Registry.

THIS IS ✓ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2022 property taxes.

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

[Signature] (SEAL)
ADAM A. NAGY

[Signature] (SEAL)
CALLIE M. HENDERSON

STATE OF N.C.

COUNTY OF Forsyth

Emily A. Zimmerman, a Notary Public for the County of Davidson and State of N.C., do hereby certify that Adam A. Nagy and wife, Callie M. Henderson either being personally known to me or proven by satisfactory evidence (said evidence being NCOL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 2nd day of June, 2022.

[Signature]
Notary Public
Name: Emily A. Zimmerman
My Commission Expires: July 27, 2026

Emily A. Zimmerman
NOTARY PUBLIC
Davidson County
North Carolina
My Commission Expires July 27, 2026

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 31 as shown on the plat entitled WHISPERING WINDS SECTION 1, as recorded in Plat Book 25, Page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.