

**2022031628 00114**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$640.00**

PRESENTED & RECORDED  
 07/05/2022 12:30:50 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK, DPTY  
**BK: RE 3705**  
**PG: 211 - 213**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$640.00

Primary Residence of Grantor: Yes

Parcel Identifier No. 6824-59-5422.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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: \_\_\_\_\_

THIS DEED made this 1<sup>st</sup> day of July, 2022, by and between

GRANTOR	GRANTEE
TIMOTHY FRANK HILLIARD AND SPOUSE, ELLEN ELIZABETH HILLIARD 1009 MADISON AVENUE WINSTON-SALEM, NC 27103	BRET YERKOVICH AND SPOUSE, AMY YERKOVICH 25 BONITA STREET SAN FRANCISCO, CA 94109

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**, North Carolina and more particularly described as follows:

### SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3446, Page 932.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002  
 Printed by Agreement with the NC Bar Association - 1981

James Williams & Co., Inc.  
[www.JamesWilliams.com](http://www.JamesWilliams.com)

Submitted electronically by "The Law Offices of Randall L. Perry, 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:

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

 (SEAL)  
TIMOTHY FRANK HILLIARD

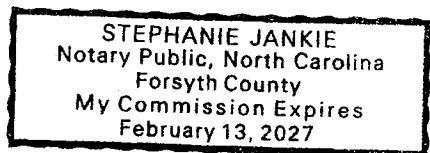
 (SEAL)  
ELLEN ELIZABETH HILLIARD

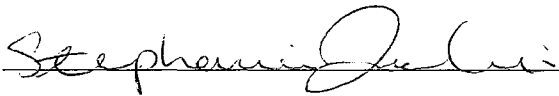
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State of North Carolina - County of Forsyth

I, Stephanie Jankie, the undersigned Notary Public, certify that TIMOTHY FRANK HILLIARD AND ELLEN ELIZABETH HILLIARD personally appeared before me this day, and I have seen satisfactory evidence of the their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 1<sup>ST</sup> day of JULY, 2022.



  
Stephanie Jankie, Notary Public

My Commission Expires: 2/13/2027

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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**

**BEING KNOWN AND DESIGNATED as Lot No. 17, as shown on the Plat of GRANVILLE A. NADING ESTATE, as recorded in Plat Book 11, Page 196, 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:      1009 Madison Avenue  
Winston-Salem, NC 27103**