

2023004422 00084

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$390.00

PRESENTED & RECORDED
 02/10/2023 01:06:14 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3740

PG: 656 - 660

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$390.00

Parcel Identifier No. 6837-24-2519.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Arnette Law Offices, PLLC, 3131 RDU Center Drive, Suite 120, Morrisville, NC 27560
 (Without title examination or tax advice)

Brief description for the Index: Lot 11, Northhills, Phase I

THIS DEED made this _____ day of _____, 20____, by and between

GRANTOR	GRANTEE
Kayla Renae Hawkins, as Executrix of the Estate of Timothy Bernard Burns, and Ericka Jermel Hawkins (unmarried), Malorie Simone Hawkins (unmarried), and Kayla Renae Hawkins (unmarried), individually, as Heirs to the Estate of Timothy Bernard Burns 555 Kinard Drive, Winston-Salem, NC 27101	Chelsea Glen Dickey, an unmarried person, and Justin Edward Paggao, an unmarried person As Joint Tenants with Right of Survivorship 4035 Burnham Court, 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:

BEING known and designated as Lo No. 11 as shown on the map of Northhills, Phase I, recorded in Plat Book 24 at Page 97 in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3681, Page 1034.

See also Estate File 22-E-2294 for Timothy Bernard Burns in Forsyth County Estates Division.

Submitted electronically by Capital City Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

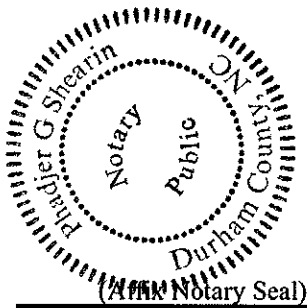
1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Kayla Renae Hawkins (SEAL)
 MH - ~~Ericka Hawkins~~, Executrix of the Estate of Timothy B. Burns,
 MH Kayla Renae Hawkins
 EH

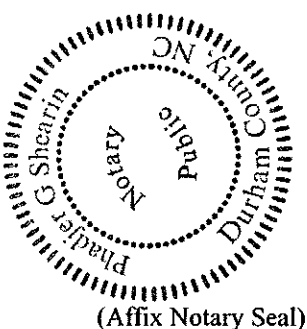
Ericka Hawkins (SEAL)
 Ericka Hawkins, individually as Heir to the Estate of Timothy Bernard Burns

State of North Carolina - County or City of Durham
 I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that ~~Ericka Hawkins~~ ^{Kayla Renae Hawkins}, Executrix of the Estate of Timothy B. Burns 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 9 day of February, 2023



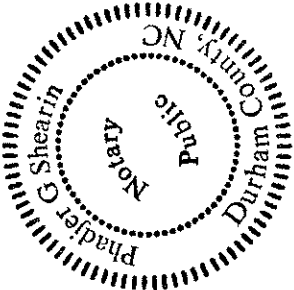
My Commission Expires: June 25, 2023
Phadler G. Shearin
 Notary Public
 Notary's Printed or Typed Name

State of North Carolina - County or City of Durham
 I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Erica Hawkins, individually 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 9 day of February, 2023



My Commission Expires: June 25, 2023
Phadler G. Shearin
 Notary Public
 Notary's Printed or Typed Name

Malorie Simone Hawkins (SEAL)
Malorie Simone Hawkins, individually as Heir to the Estate
of Timothy Bernard Burns

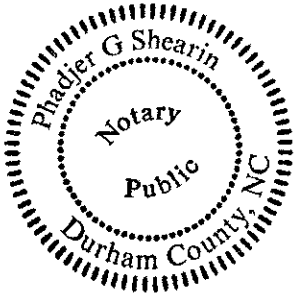


(Affix Notary Seal)

State of North Carolina - County or City of Durham
I, the undersigned Notary Public of the County or City of Durham and State
aforesaid, certify that Malorie Simone Hawkins, individually as Heir to the Estate of Timothy
Bernard Burns 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 9 day of February, 2023

Phadler G. Shearin
Notary Public
My Commission Expires June 25, 2023
Phadler G. Shearin
Notary's Printed or Typed Name

Kayla Renae Hawkins (SEAL)
Kayla Renae Hawkins, individually as Heir to the Estate of
Timothy Bernard Burns



(Affix Notary Seal)

State of North Carolina - County or City of Durham
I, the undersigned Notary Public of the County or City of Durham and State
aforesaid, certify that Kayla Renae Hawkins, individually as Heir to the Estate of Timothy
Bernard Burns, 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 9 day of February 2023

Phadler G. Shearin
Notary Public

My Commission Expires June 25, 2023 Phadler G. Shearin
Notary's Printed or Typed Name

EXHIBIT A

Parcel Identifier No. **6837-24-2519.000**

Property Address: **4035 Burnham Court, Winston-Salem, NC 27105**

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