

2023025397 00059

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$750.00

PRESENTED & RECORDED
07/27/2023 11:28:15 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3765
PG: 1351 - 1353

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$750.00

Parcel Identifier Number: 6886-42-4774 Tax ID or Block & Lot: BLOCK 2115 LOT 013

Mail/Box to: Grantee at 5186 High Point Road #7, High Point, NC 27265

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 13, 14, 40, 41, 42, & 43 of Crescent Park Subdivision

THIS DEED made this July 27, 2023 by and between

GRANTOR		GRANTEE
Dillon and Hastings Real Estate, Inc, a NC Corporation		265 Harmon Lane Trust
Grantor Address:		Buyer Address:
301A E Mountain Street Kernersville, NC 27284		5186 High Point Road #7 High Point, NC 27265
		Property Address: 261 & 265 Harmon Lane Kernersville, NC 27284

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 or near the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an EIP being South 85 deg. 27' 41" East 6.57 ft. from an EIP marking the southeastern corner of Lot 40 of the Crescent Park Subdivision as per plat thereof recorded in Plat Book 8, Page 172, Forsyth County Registry and running South 45 deg. 43' 04" East 83.70 ft. to an EIP; thence South 47 deg. 48' 55" West 25.10 ft. to a NIP; thence South 45 deg. 21' 08" East 80.89 ft. to a point in the western margin of English Street; thence South 51 deg. 33' 00" West with the western margin of English Street 55.22 ft. to a NIP in the margin of Harmon Lane; thence with the margin of Harmon Lane North 53 deg. 35' 04" West 157.98 ft. to a NIP in the eastern margin of Davis Street; thence with the eastern margin of Davis Street North 44 deg. deg 31' 38" East 101.97 ft. and being all of Lots 13, 14, 40, 31, 42 and 43 of said subdivision as above referred to **SAVE AND EXCEPT** those portions of the herein described lots located within the rights of ways of English Street, Harmon Lane and Davis Street.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3207, Page 4221; Book 1786, Page 3231.

A map showing the above described property is recorded in Plat Book 8, Page 172.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2023 ad valorem taxes

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

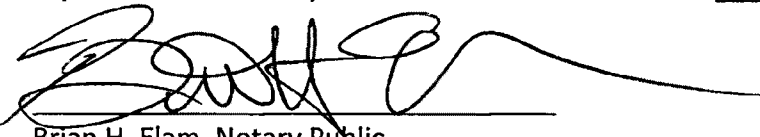
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Dillon and Hastings Real Estate, Inc, a NC Corporation

BY  (SEAL)
Jeffrey T Hastings, Secretary

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Jeffrey T Hastings as Secretary of Dillon and Hastings Real Estate, Inc, a NC Corporation personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 27 day of July, 2023.



Brian H. Elam, Notary Public
My Commission Expires: 10/31/27

