

**2023032250 00026**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$450.00

PRESENTED & RECORDED  
09/20/2023 10:10:54 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3773  
PG: 3069 - 3071

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: ~~450.00~~ 450.00

Parcel Identifier No. 6804-70-5506.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 14 day of September, 2023 by and between

**GRANTOR**

**BRENT K. HERNDON AND WIFE, KELLY M. HERNDON F/K/A KELLY M. COVINGTON  
1218 ELMWOOD DRIVE, HIGH POINT, NC 27265**

**GRANTEE**

**BRANDY MARIE BLASKE-URDANETA  
326 SUMMERGATE DRIVE, WINSTON-SALEM, NC 27103**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3489, Page 1606, Forsyth County Registry.

The above described property  does  does not include the primary residence of the Grantor.

submitted electronically by "Law Office of Clint Calaway"  
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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Brent K. Herndon (SEAL)  
BRENT K. HERNDON

Kelly M. Herndon (SEAL)  
KELLY M. HERNDON

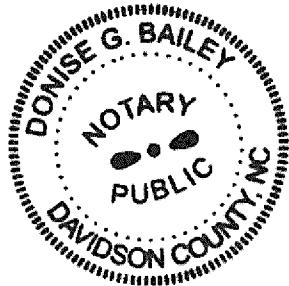
STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **BRENT K. HERNDON AND WIFE, KELLY M. HERNDON**. Witness my hand and official stamp or seal, this 14 day of September, 2023.

My Commission Expires: 01/27/2024

Donise G. Bailey  
Notary Public

Print Notary Name: Donise G. Bailey



## **EXHIBIT A**

**BEING KNOWN AND DESIGNATED as Unit No. 7, as shown on the "As-Built" Plat for HILLCREST TOWNE CENTER, SECTION THREE, PHASE ONE, MAP 1, as recorded in Plat Book 49, Page 197, Forsyth County Registry, reference to which is hereby made for a more particular description.**

**This conveyance is made subject to the Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center as recorded in Book 2580, Page 1308-1344 and the Declaration of Covenants, Conditions and Restrictions recorded in Book 2645, Page 1057-1115, Forsyth County Registry, and all other easements, agreements, assignments, covenants, dedications, and rights of way of record, and ad valorem taxes for the current year and each subsequent year.**

**Property Address: 326 Summergate Drive, Winston-Salem, NC 27103**