

2023035491 00105

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

PRESENTED & RECORDED
 10/17/2023 03:59:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3777
PG: 2826 - 2828

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 450.00

Parcel Identifier No.: 5896-96-2221 (Block 4641, Lot 102B)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4980 Fleetwood Circle, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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: metes and bounds, Fleetwood Circle

THIS DEED made this 13 day of October, 2023 by and between,

GRANTOR	GRANTEE
AUSTIN JAMES HILTON and wife, PERLA OLIVARES HILTON	LILA JEAN BENOIT (unmarried)
Mailing Address: 7800 Beech Forest Road, Lewisville, NC 27023	Mailing Address: 4980 Fleetwood 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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 4980 Fleetwood Circle, Winston-Salem, NC 27106

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3355, Page 3126, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book , Page .

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Austin James Hilton (SEAL)
Austin James Hilton

Perla Olivares Hilton (SEAL)
Perla Olivares Hilton

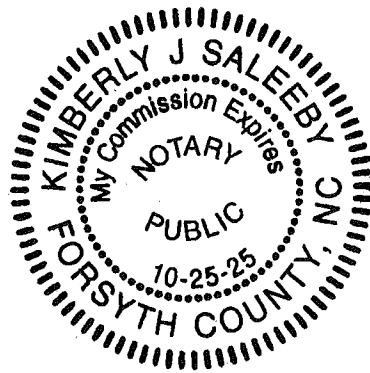
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Austin James Hilton and, Perla Olivares Hilton**

Date: 10-13-2023

Kimberly J. Saleeby
Notary Public

Kimberly J. Saleeby
printed or typed name of notary public



My Commission Expires: 10-25-2025

Exhibit A

BEGINNING at an iron stake in the Southern right of way line of Fleetwood Circle, said point being the Northwestern corner of property now or formerly owned by Thomas W. Chambers as described in Book 1269 at page 1439 in the Forsyth County Registry; thence running with Chamber's line S 29° 00' 39" West 268.50' to an iron stake; thence running N 76° 44' 37" West 38.46' to an iron stake; thence running N 17° 35' 22" East 260.67' to an iron stake in the Southern right of way line of Fleetwood Circle; thence with said right of way line S 75° 48' 00" East 91.68' to an iron stake, the point and place of beginning, containing .39 acres, more or less, and being known as Lot 102B, Block 4980 on the Forsyth County Tax Maps, and also being the same property as shown on a map entitled property of Lori B. Pounders, prepared by John Edward Beeson, dated June 26, 1991.

ALSO CONVEYED herein is an Easement more particularly described as follows:

The grantors herein hereby convey to the grantee a permanent easement for the use, upkeep and maintenance of the septic tank located on the remaining portion of property presently known as Lot 102, Block 4641, on the Forsyth County Tax Map, said property being described in Deed Book 506 at page 81 in the Forsyth County Registry. Said septic tank is presently serving the property being conveyed herein and this Easement shall continue until such time as public sewer service is available to the property being conveyed herein. Within 180 days of the availability of public sewer service, the grantees herein, and/or their successors in title agree to terminate the use of the existing septic tank.

The parties agree that the grantees herein shall have the right to go upon the property which is the subject to this easement and any adjoining property that may be necessary for the continued use, maintenance and servicing of said septic tank and the grantees agree that any and all cost regarding the use, maintenance and servicing will be their responsibility exclusively, This Easement is a permanent easement subject to the conditions contained herein and runs with the above described property and is an easement appurtenant thereto.

Tax Parcel Number: 5896-96-2221 (Block 4641, Lot 102B)

Property Address: 4980 Fleetwood Circle, Winston-Salem, NC 27106