

2023036999 00104

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$177.00

PRESENTED & RECORDED
 10/30/2023 02:03:01 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3779
PG: 1959 - 1961

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 177.00

Parcel Identifier No.: 6806-18-3581 (Block 4635, Lots 001U & 001Y)

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

Mail tax bills to Grantee: 1715 Buena Vista Rd., Winston-Salem, NC 27104

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: 2 Tracts, Hilltop Drive

THIS DEED made this 24th day of October, 2023 by and between,

| GRANTOR | GRANTEE |
|---|---|
| <p>JASON THOMAS WINTERS and wife, ELIZABETH LAGER WINTERS</p> <p>Mailing Address: 3779 Burbank Lane, Winston-Salem, NC 27106</p> | <p>EDWIN BOWDEN (married)</p> <p>Mailing Address: 1715 Buena Vista Road, Winston-Salem, NC 27104</p> |

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: 0 Hilltop Drive, 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 3123, Page 4194, Forsyth County Registry.

Submitted electronically by "Kangur & Porter, LLP"
 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: **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.

Jason Thomas Winters (SEAL)
Jason Thomas Winters

Elizabeth Lager Winters (SEAL)
Elizabeth Lager Winters

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: **Jason Thomas Winters and, Elizabeth Lager Winters**

Date: 10-24-23

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/24



Exhibit A

Tract 1 (Lot 1Y):

BEGINNING at an iron stake, said iron stake being located at the North corner of James C. Monson and wife, Sarah P. Monson, said iron being located North 59° 37' 52" East 437.47 feet from the Northern right of way line of Hilltop Road (State Road #1429) , running from said point of Beginning, on a new line with Mary C. Pfaff, North 59° 37' 52" East, crossing an iron at 174.19 feet and continuing on the same course 25 feet to a point in the center of Muddy Creek; running thence with the center of the Creek, as the same meanders, South 16° 49' 55" East 203.05 feet to a point in the center of the creek, in the line of Bella Mae Cooper; running thence with the line of Della Mae Cooper, South 59° 38' 05" West, crossing an iron stake at 28 feet, and continuing for a total distance of 186.70 feet to an iron stake located at the Easternmost corner of James C. Monson, and wife, Sarah P. Monson; running thence with Monson's line, North 20° 18' 15" feet 200.48 feet to an iron stake, the point and place of BEGINNING, containing .874 of an acre, more or less. Said description being in accordance with a survey made by James R. Burrow, RLS, dated 7/25/86, bearing Drawing No. B-340.

Tract 2 (Lot 1U):

BEGINNING at an iron stake which is located South 59 degrees 36 minutes 31 seconds West 158.65 feet from an existing iron stake at Della Mae Cooper's Northeast corner on the West bank of Muddy Creek; thence from said Beginning point with Cooper's boundary South 59 degrees 36 minutes 31 seconds West 424.85 feet to an existing iron stake; and thence continuing on the same bearing 10.55 feet to a new iron stake in the Northeast right of way line of Hilltop Road; thence with said right of way line the following 2 courses and distances: North 22 degrees 15 minutes 51seconds West 100.02 feet to an iron stake; thence North 19 degrees 30 minutes 46 seconds West 100.02 feet to an iron stake; thence North 59 degrees 35 minutes 50seconds East 437.36 feet to an iron stake; thence South 20 degrees 19 minutes 32 seconds East 200.45 feet to the Beginning. Containing 1.982 acres, more or less, according to a survey and plat prepared by James R. Burrow, R.L.S., dated December 1979. See Book 835, Page 86, Forsyth County Register of Deeds.

Tax Parcel Number: 6806-18-3581 (Block 4635, Lots 001U & 001Y)

Property Address: 0 Hilltop Drive, Winston-Salem, NC 27106