

2023041022 00085

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$90.00

PRESENTED & RECORDED
 12/04/2023 03:06:27 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3784
PG: 1016 - 1018

NORTH CAROLINA GENERAL WARRANTY DEED

| | |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Excise Tax: | \$90.00 |
| Parcel ID: | 6836-37-3218.000 |
| Mail/Box to: | Grantee |
| Property Address: | 2855 N. Patterson Avenue, Winston-Salem, NC 27127 |
| Prepared by: | This instrument prepared by Darren S. Cranfill, 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: | |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4th day of December 2023, by and between:

| GRANTOR | GRANTEE |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Emma Hursh and spouse, Samuel R. Hursh 110 Rosewood Drive, Winston-Salem, NC 27127</p> | <p>Ashton Taylor and spouse, Zachary Taylor 2855 N. Patterson Avenue, Winston-Salem, NC 27127</p> |

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2370, page 3492.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 3, page 82.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2023 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Emma Hursh

Name: Emma Hursh

Samuel R. Hursh

Name: Samuel R. Hursh

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I Susan E. Shermer, a Notary of the above state and Yadkin county, certify that the following person(s) personally appeared before me on the 4 day of December 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Emma Hursh and Samuel R. Hursh.

Susan E. Shermer

Notary Public (Official Signature)

My commission expires:

11-8-2025

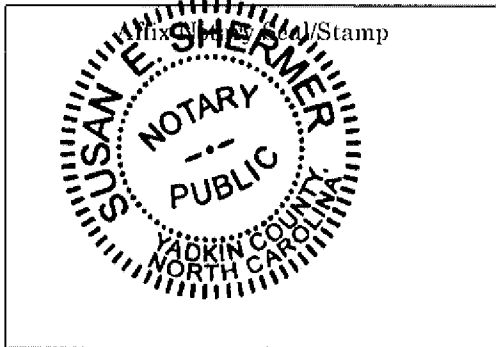


Exhibit "A"

Being known and designated as Lot No. 1 as shown on the Map of BONAIRE ADDITION, Section A, which is recorded in Plat Book 3 at Page 82 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.