

**2024002902 00037**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$710.00**

PRESENTED &amp; RECORDED

01/31/2024 10:56:46 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3790

PG: 4349 - 4351

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$710.00

Parcel Identifier No. 6804-61-7598.000 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 6-C Hillcrest Towne Center, Sec. 6, Phase 1

THIS DEED made this 29 day of January, 2024, by and between

GRANTOR

GRANTEE

**Donald C. Hurst, aka Donald Charles Hurst, unmarried and  
 Imogene C. Victor, unmaried**

**Sarah Troutman Estes and spouse,  
 William Darrell Estes**

**Property Address: 2414 Cross Vine Lane  
 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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 6-C of Hillcrest Towne Center, Section 6, Phase 1 (Buildings 6 and 7) a map and plat of which is recorded in Plat Book 61, Page 179 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This property x is \_\_\_ is not the primary residence of one or more of the Grantors.

For back title, see Book 3225, Page 3968, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

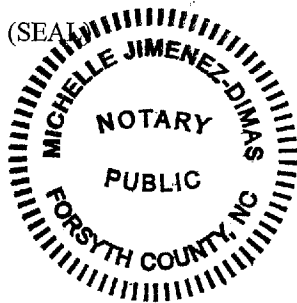
Donald C. Hurst by Patricia Lyn Hurst, Attorney-in-Fact (SEAL)  
Donald C. Hurst, by Patricia Lyn Hurst, his Attorney-in-Fact

Imogene C. Victor (SEAL)  
Imogene C. Victor

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Michelle Jimenez Dimas, a Notary Public, do hereby certify that Patricia Lyn Hurst, attorney-in-fact for Donald Charles Hurst, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Donald Charles Hurst and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3347, Page 1306, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Patricia Lyn Hurst acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Donald Charles Hurst.

Witness my hand and seal this the 29<sup>th</sup> day of January, 2024.



Michelle Jimenez-Dimas  
Notary Public  
Michelle Jimenez Dimas  
Print Name

My commission expires: 09-25-2028

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 therein and in the capacity indicated: Imogene C. Victor.

Date: 01-29-2024

Michelle Jimenez-Dimas  
Notary Public

Michelle Jimenez-Dimas  
Print Name

My commission expires: 09-25-2028

