

2024004135 00091

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$910.00

PRESENTED & RECORDED
 02/09/2024 01:28:53 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3792
PG: 2039 - 2041

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$910.00

Parcel Identifier No.: 5897-93-6609.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 9th day of February, 2024, by and between

GRANTOR	GRANTEE
Marc Ermine Easter and Stephanie Denise Easter, a married couple	Serena Pauline Hasenbuhler and Brett Alan Hasenbuhler, a married couple
Mailing Address: 1385 Regatta Lane Ocean Isle Beach, NC 28469	Property Address: 2651 Spicewood Drive, Winston-Salem, NC 27106
	Mailing Address: 2651 Spicewood Drive 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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3348, Page 2492, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

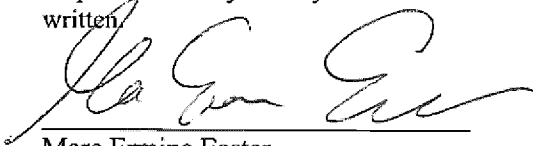
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



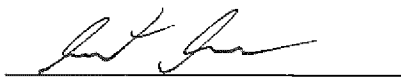
Marc Ermine Easter



Stephanie Denise Easter

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Marc Ermine Easter and Stephanie Denise Easter personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this ^{8th} 9th day of February, 2024. KR



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

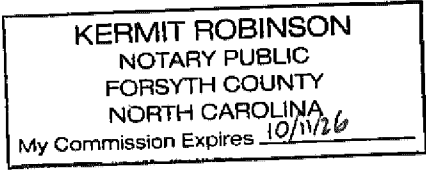


Exhibit "A"

BEGINNING at an iron stake marking the Northwestern corner of Sangallo, Deed Book 2033, Page 1042, Forsyth County Registry, and the Eastern right of way line of Spicewood Drive; thence with the Eastern right of way line of Spicewood Drive, North $27^{\circ} 39' 07''$ West 258.34 feet to an iron stake marking the new corner of McKaughn, Deed Book 2033, Page 1053, Forsyth County Registry; thence with the Southern line of McKaughn and falling in with the Southern line of Cruz, South $85^{\circ} 56' 05''$ East 628.78 feet to an iron stake in the Western line of Himes, Deed Book 1944, Page 2629, Forsyth County Registry; thence with Himes' Western line South $05^{\circ} 04' 44''$ West 174.79 feet to an iron stake marking the Northeastern corner of Sangallo; thence with Sangallo's Northern line South $88^{\circ} 37' 40''$ West 420.42 feet to an iron stake and South $89^{\circ} 55' 59''$ West 71.52 feet to the point and place of BEGINNING, containing 2.58 acres, more or less, according to a survey entitled "Lorraine C. McKaughn" dated March 13, 2001, prepared by Phillip R. Ball, RLS bearing Job No. LS2492.

Also Being Known and Designated as Tax Block 4634, Lot 119, Vienna Township, Forsyth County Tax Maps as presently constituted. For further reference see Deed Book 2182, Page 4635, Forsyth County Registry.

Parcel ID # 5897-93-6609.000

Property Address: 2651 Spicewood Drive, Winston-Salem, NC 27106