

2024007198 00035

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$446.00

PRESENTED & RECORDED
 03/08/2024 10:57:44 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3796
PG: 787 - 788

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$446.00

Parcel Identifier No. 6804-70-4651.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 338 Summergate Dr, Winston-Salem, NC 27103

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Unit 10, Hillcrest Towne Center, Sec 3, Ph 1, Map 1, PB 49, PG 197, Forsyth County, North Carolina.

THIS DEED made this 6 day of MARCH, 2024, by and between

GRANTOR	GRANTEE
KIMBERLY EWELL, unmarried	PANKAJ SIARMA and his wife, RUCHIKA SHARMA
FORWARDING ADDRESS: <u>2400 ARDMORE MANOR</u> <u>WINSTON-SALEM, NC 27103</u>	PROPERTY ADDRESS: <u>338 SUMMERGATE DRIVE</u> <u>WINSTON-SALEM, NC 27103</u>
PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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:

BEING KNOWN AND DESIGNATED as Unit No. 10 as shown on the "As Built" plat for Hillcrest Towne Center, Section Three, Phase One, Map 1, as recorded in Plat Book 49, at Page 197, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

submitted electronically by "Heather Kiger Law 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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

Kimberly Ewell
KIMBERLY EWELL

State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **KIMBERLY EWELL** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 6 day of March, 2024.

(SEAL)

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027

[Signature]

Notary Public
My Commission Expires: 07/28/2027