

2024008773 00111

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$618.00
 PRESENTED & RECORDED
 03/21/2024 01:00:52 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3798
PG: 403 - 405

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 618.00

Parcel Identifier No. 6815-05-5605.000 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 #18 Gordon Manor Development, Section #2

THIS DEED made this 14th day of March, 2024, by and between

GRANTOR	GRANTEE
<p>William T. Milburn, Jr., unmarried; and Cynthia M. Henderson, unmarried</p>	<p>William Vance Haywood and spouse; Charlotte Theodora Susanna Ladiges</p>
	<p><u>Property Address: 268 N. Gordon Drive Winston-Salem, NC 27104</u></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 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:

See Exhibit A attached hereto and incorporated herein by reference.

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

For back title, see Book 2048, Page 3502 and Book 3796, Page 1993, 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.

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.

William T. Milburn, Jr. (SEAL)
William T. Milburn, Jr.

Cynthia M. Henderson (SEAL)
Cynthia M. Henderson

State of North Carolina - County of Carteret

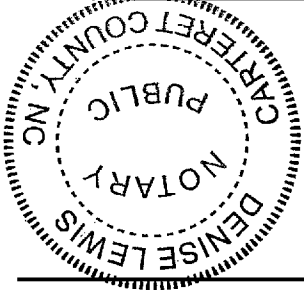
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William T. Milburn, Jr.

Date: March 14, 2024

Denise Lewis
Notary Public

Denise Lewis
Print Name

My commission expires: 7-17-2024



State of North Carolina - County of Carteret

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: Cynthia M. Henderson.

Date: March 14, 2024

Denise Lewis
Notary Public

Denise Lewis
Print Name

My commission expires: 7/17/2024

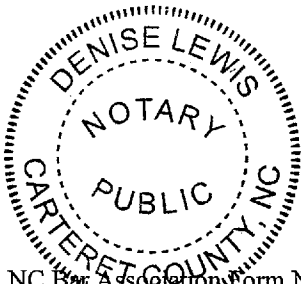


Exhibit A

Fronting 130.0 ft. on the South side of Alonzo Drive at the Southwest intersection of North Gordon Drive and Alonzo Drive, extended Southwardly along the West line of North Gordon Drive 178.37 ft. and Southwardly along the East line of Lot #19, 179.2 ft. and Westwardly along the North line of Lot #17, 130.8 ft. and known and designated as Lot #18, Gordon Manor Development, Section #2, recorded in Plat Book 17, Page 118, Office of Register of Deeds, Forsyth County, NC.