

2024014309 00087

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1900.00

PRESENTED & RECORDED
 05/06/2024 11:26:05 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3805
PG: 408 - 409

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,900.00

Parcel Identifier No.: 6816-61-7500 (Block 2951, Lot 005)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 831 Wellington Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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: 831 Wellington Road

THIS DEED made this 3rd day of May, 2024 by and between,

GRANTOR	GRANTEE
THOMAS C. HIMES and wife, NANCY J. HIMES	CHRISTOPHER V. ERHART and wife, ELIZABETH S. ERHART
Mailing Address: 4335 Prestwick Place, Winston-Salem, NC 27106	Mailing Address: 831 Wellington Road, 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 Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron in the East right of way line of Wellington Road at the southwest corner of property of William H. Piner and wife, Jean S. Piner described in Deed recorded in Deed Book 975, page 86, Forsyth County, North Carolina Registry; thence with the south line of Piner South 86 degrees 15' East 210.0 feet to an iron in the west line of Lot 14, Block 1, Map of Merry Acres, recorded in Plat Book 23, at page 19, Forsyth County, North Carolina Registry; thence with said line and falling in with the west line of Lot 13 of said plat South 03 degrees 45' West 120.0 feet to an iron at the northeast corner of property of Norman W. Hearn and wife, E. L. Hearn described in Deed recorded in Deed Book 902, page 329, Forsyth County, North Carolina Registry; thence with Hearn's north line North 86 degrees 15' West 210.0 feet to an iron in the east right of way line of Wellington Road; thence with said right of way line North 03 degrees 45' East 120.0 feet to the point and place of BEGINNING.

Property Address: 831 Wellington Road, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1409, Page 1043 Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 23, Page 19.

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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Thomas C. Himes (SEAL)
Thomas C. Himes

Nancy J. Himes (SEAL)
Nancy J. Himes

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 herein and in the capacity indicated: **Thomas C. Himes and, Nancy J. Himes**

Date: 5/3/24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24