

2024015614 00192FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3300.00PRESENTED & RECORDED
05/15/2024 03:57:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3806
PG: 2869 - 2870**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 3,300.00

Parcel Identifier No.: 6825-47-8653 (Block 1314, Lot 010)

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

Mail tax bills to Grantee: 280 Halcyon Avenue, Winston-Salem, NC 27104

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: Lot 10, Block 2, West Highlands, Section Two

THIS DEED made this 10th day of May, 2024 by and between,

GRANTOR	GRANTEE
JAY P. TURNER and wife, TONYA R. DEEM	NICHOLAS SEBES and wife, CARRIE LYNN SEBES
Mailing Address: 1228 Glade Street, Winston-Salem, NC 27101	Mailing Address: 280 Halcyon Avenue, Winston-Salem, NC 27104

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 stake, said iron stake being located a distance of 162 feet west from the intersection of the south side of Georgia Avenue with the western side of Halcyon Avenue, and running thence from the beginning point southward with the eastern line of Lot No. 9 a distance of 165 feet to an iron stake, a corner of Lot No. 9; thence eastward with the northern line of Lot No. 11 a distance of 162 feet to an iron stake located in the West line of Halcyon Avenue; thence northward with the western side of Halcyon Avenue a distance of 166 feet to an iron stake located at the intersection of the western side of Halcyon Avenue with the southern side of Georgia Avenue; thence westward with the southern side of Georgia Avenue a distance of 162 feet to an iron stake, the point of BEGINNING, and same being known and designated as Lot 10 in Block 2 as shown on the plat of West Highlands, Section Number Two, as recorded in Plat Book 4, Page 51, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property Address: 280 Halcyon Avenue, Winston-Salem, NC 27104

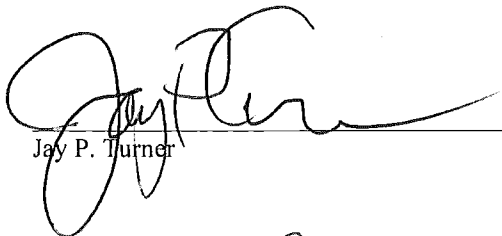
The property does include the primary residence of the Grantor.


The property hereinabove described was acquired by Grantor by instruments recorded in Book 3209, Page 2852, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 4, Page 51.

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.

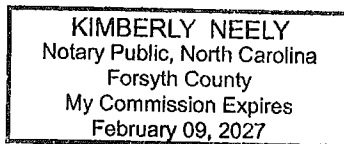
 (SEAL)
Jay P. Turner

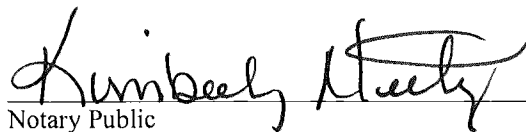
 (SEAL)
Tonya R. Deem

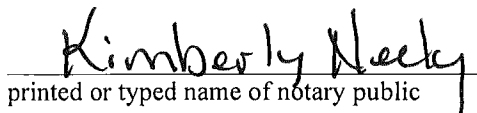
State of North Carolina, County of Forsyth

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: **Jay P. Turner and, Tonya R. Deem**

Date: 5-10-2024




Notary Public


printed or typed name of notary public

My Commission Expires: 2-9-2027