

2024015986 00170FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$485.00PRESENTED & RECORDED
05/17/2024 03:35:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3807
PG: 542 - 543**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$485.00
Parcel ID:	6804-70-4624
Mail/Box to:	Monica Stephenson, unmarried, 346 Summergate Drive, Winston Salem, NC 27103
Prepared by:	Lawson Newton, McAngus Goudelock & Courie, PLLC, 500 Pineview Drive, Suite 203, Kernersville, NC 27284 2794.24040Stephenson
Brief description for the index:	Lot 12, , Blk 6586, Hillcrest Gallery Townhomes

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 15th day of May, 20____, by and between:

GRANTOR	GRANTEE
Brooke A. Baity 1816 Dan Taylor Drive Yadkinville, NC 27055	Monica Stephenson, unmarried 346 Summergate Drive Winston Salem, NC 27103

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Being known and designated as **Unit No. 12**, as shown on the "As Built" plat for Hillcrest Towne Center, Section Three, Phase One, Map 1, as recorded in Plat Book 49, Page 197, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3280 Page 4316.

1

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Hillcrest Gallery Townhomes in the Office of the ROD for Forsyth in Book 2645, Page 1057 and, any amendments thereto.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

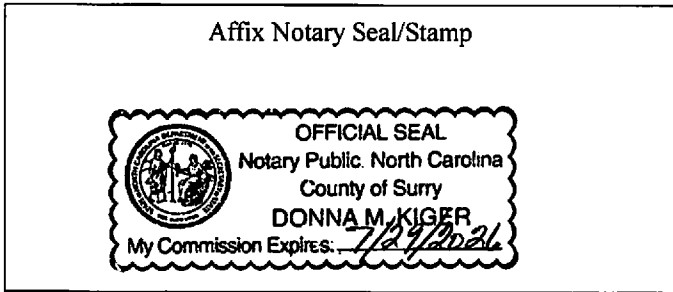
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Brooke A. Baity
Name: Brooke A. Baity

STATE OF NC, COUNTY OF Surry

I, Donna M. Kiger, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 15th day of May, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Brooke A. Baity



Donna M. Kiger
Notary Public (Official Signature)
My commission expires: 7/29/2026