

2024016527 00136FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$176.00

PRESENTED & RECORDED

05/22/2024 03:13:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3807

PG: 3977 - 3980

**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: \$ *176*

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by Kenneth S. Lucas, Jr. a licensed North Carolina attorney; delinquent taxes if any, to be paid by the closing attorney to the Tax Collector upon disbursement of closing proceeds.

THIS DEED made this 14 day of May 2024 by and between

GRANTORSherry Lowry Huffstetler, individually and as Administrator of the Estate of Carolyn T. Lowry, and spouse
Carl Huffstetler
Renee Duck, and spouse
Randall Duck**GRANTEE**Nancy Olivera Banos
3412 Rosemont Avenue
Winston Salem, NC 27107

Property address: 2260 Pleasant Street, Winston Salem, NC 27107

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 and more particularly described as follows:

See attached Exhibit A, and being the property located at 2260 Pleasant Street, Winston-Salem. Also see 24 E 442.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____ Forsyth County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (ENTITY NAME) Sherry Lowry Huffstetter (SEAL)
 Sherry Lowry Huffstetter

By: _____
 Title: _____ Carl Huffstetter (SEAL)
 Carl Huffstetter

_____ Renee Duck (SEAL)
 Renee Duck

_____ (SEAL)
 Randall Duck

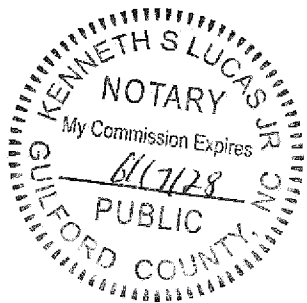
State of NC; County of Cecil

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Sherry Lowry Huffstetter, Carl Huffstetter, Renee Duck. Witness my hand and official stamp or seal, this the 16 day of May 2024.

My Commission Expires: 6/17/28

Kenneth S. Lucas Jr
Notary Public

Print Notary Name: Kenneth S. Lucas Jr



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____ Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ___, Page ___, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Sherry Lowry Huffstetler (SEAL)

By: _____
Title: _____

Carl Huffstetler (SEAL)

Renee Duck (SEAL)

Randall O Duck
Randall Duck (SEAL)

State of NC; County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Randall Duck

_____. Witness my hand and official stamp or seal, this the 17 day of May 2024.

My Commission Expires: May 16, 2029

Kimberly Gonzalez
Notary Public

Print Notary Name: Kimberly Gonzalez

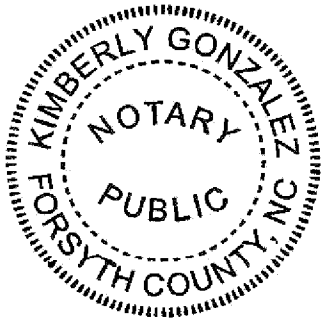


Exhibit A

BEGINNING at an iron stake on the west side of Pleasant Street, the southeast corner of a lot now or formerly owned by Matilda and Mary Clodfelter; running thence along the west line of said street South 1 deg. 30 min. West 52.5 feet to an iron stake located 257.5 feet northwardly from the north line of Sprague Street; thence North 88 deg. West 165 feet to an iron stake; thence North 1 deg. 30 min. East 52.5 feet to an iron stake; thence South 88 deg. East 165 feet to the BEGINNING; being the North one-half of a lot conveyed by Dora B. Livengood to C. S. Elliott, et ux, and recorded in Book 768, page 117, in the office of the Register of Deeds of Forsyth County, North Carolina.