

2024016868 00130

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED
 05/24/2024 02:46:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3808
 PG: 1304 - 1305

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00

Parcel Identifier No. 6835-89-0555.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 849 N. Jackson Ave, Winston-Salem, NC 27101

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 469, North Cameron Park Addition, PB 8, PG 217, Forsyth County, North Carolina.

THIS DEED made this 23 day of MAY, 2024, by and between

GRANTOR	GRANTEE
MARION LEE HUMPHREY and wife, SHARON C. HUMPHREY	NATHAN SETTLES, unmarried
FORWARDING ADDRESS: <u>1435 HILL LANE</u> <u>WINSTON-SALEM, NC 27107</u>	PROPERTY ADDRESS: <u>849 N. JACKSON AVENUE</u> <u>WINSTON-SALEM, NC 27101</u>
PROPERTY ADDRESS IS _____ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE	

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:



BEING KNOWN AND DESIGNATED as Lot No. 469 as shown by and upon a map of North Cameron Park Addition, made by G. F. Hinshaw, Civil Engineer, in January, 1938, and of record in the Public Registry of Forsyth County, in Plat Book No. 8 at Page 217, 8 sheets, including Lot No. 104 as shown on Tax Map known as Block 439, Forsyth County Tax Maps as now constituted, which lot inured to Grantor as a result of a street-closing resolution by the Board of Alderman of the City of Winston-Salem, North Carolina.

Submitted electronically by "Heather Kiger Law PLLC"
 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

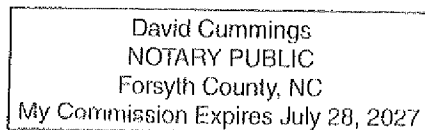
 (SEAL)
MARION LEE HUMPHREY
 (SEAL)
SHARON C. HUMPHREY

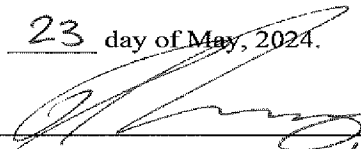
State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **MARION LEE HUMPHREY** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23 day of May, 2024.

(SEAL)



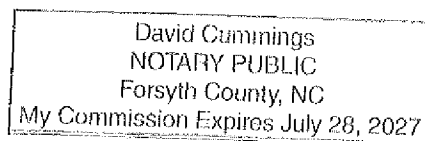
 Notary Public
 My Commission Expires: 07/28/2027

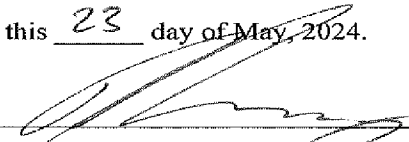
State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **SHARON C. HUMPHREY** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23 day of May, 2024.

(SEAL)



 Notary Public
 My Commission Expires: 07/28/2027