



2024023010 00114
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
07-12-2024 01:45:50 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3815
PG: 4062-4064

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$NTC

NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2023.
BY: _____

Mail/Box to: Grantee @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045
Brief description for the index: Lot No. 49, Plat of Camel City Heights, Plat Book 4, Page 168

THIS DEED made this the 20th day of June, 2023, by and between:

GRANTORS	GRANTEE
<p>RYAN G. HACKETT, unmarried And SHAWN W. HACKETT And wife, MARY K. HACKETT All the lawful heirs of JOHN WILLIAM HACKETT 221 Crews Street Winston-Salem, NC 27101</p>	<p>RYAN G. HACKETT, unmarried 221 Crews Street Winston-Salem, NC 27101</p>

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, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

EXHIBIT NOT ATTACHED AT RECORDING
SEE ATTACHED EXHIBIT "A"

Property address: 220 Crews Street, Winston-Salem, NC 27101
Parcel #6846-50-8122.000

The property herein above-described was acquired by Grantors in Deed Book 1935, Page 610.
A map showing the above-described property is recorded in Plat Book 4, Page 168.
This was the Decedent's primary residence.
The 2022 taxes have been paid.

Original to: Ryan Hackett

This instrument was prepared by H. Dwight Nelson, a licensed North Carolina attorney.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenants with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

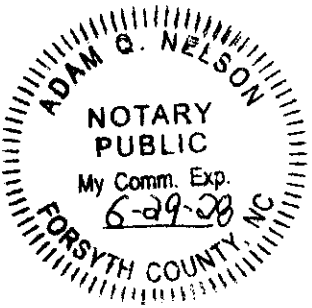
Any Easements, Right-of-Ways and Restrictions of Record.

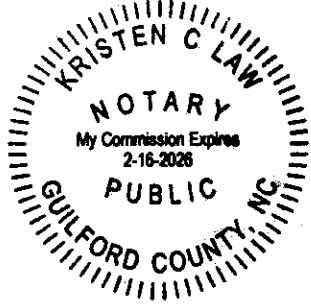
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ryan G. Hackett (SEAL)
RYAN G. HACKETT

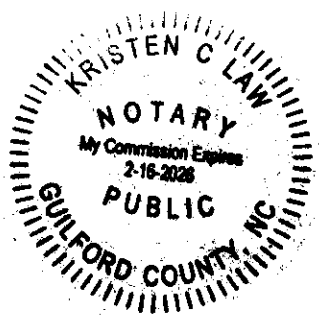
Shawn W. Hackett (SEAL)
SHAWN W. HACKETT

Mary K. Hackett (SEAL)
MARY K. HACKETT

Seal-Stamp 	State of North Carolina County of <u>Forsyth</u> I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that RYAN G. HACKETT personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>14th</u> day of <u>July</u> , 2023. <u>Adam Q. Nelson</u> Notary Public My Commission Expires: <u>June 29, 2028</u>
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Seal-Stamp 	State of North Carolina County of <u>Guilford</u> I, <u>Kristen C. Law</u> the undersigned Notary Public of <u>Guilford</u> County and State aforesaid certify that SHAWN W. HACKETT personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>8</u> day of <u>February</u> , 202 <u>4</u> <u>Kristen C. Law</u> Notary Public My Commission Expires: <u>2/16/2026</u>
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Seal-Stamp



State of North Carolina

County of Gulford

I, Kristen C. Law the undersigned
Notary Public of Gulford County and State aforesaid certify
that MARY K. HACKETT personally appeared before me this day and
voluntarily acknowledged the due execution of the foregoing instrument
for the purposes therein expressed. Witness my hand and Notarial stamp
or seal this 8 day of February, 2024

Kristen C. Law
Notary Public

My Commission Expires: 2/16/2026