

2024023407 00084

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$170.00

PRESENTED & RECORDED
07/16/2024 12:48:32 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3816

PG: 1715 - 1717

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$170.00

Parcel Identifier No.: 6836-26-9854.000

Brief description for index: **Lot No. 62, Map of Bon Air, Section B**

Mail deed/taxes after recording to Grantee: **5057 Butterfield Drive, Winston Salem, NC 27105**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 16th day of July, 2024 by and between

GRANTOR:
**BENJAMIN L. HAIRSTON and wife, JOYCE
D. HAIRSTON**

Address: 2961 Kedron Court
Winston Salem, NC 27106

GRANTEE:
CURTISS CARPENTER (unmarried)

Address: 2815 Bon Air Ave.
Winston Salem, NC 27105

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3202, Page 1925, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

submitted electronically by "Patti D Dobbins, Attorney at 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.

A map showing the above described property is recorded in Plat Book 3, Page 25, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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:

- Easements, restrictions, rights of way and declarations of record, if any.
- Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

By: Benjamin L. Hairston (SEAL)
BENJAMIN L. HAIRSTON

SEAL STAMP PATTI D. DOBBINS Notary Public Forsyth County, NC	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that BENJAMIN L. HAIRSTON personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>16th</u> day of <u>July</u> , 2024. My Commission Expires: <u>9-25-2027</u> <u>Patti D Dobbins</u> Notary Public
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By: Joyce D. Hairston (SEAL)
JOYCE D. HAIRSTON

SEAL STAMP PATTI D. DOBBINS Notary Public Forsyth County, NC	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that JOYCE D. HAIRSTON personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>16th</u> day of <u>July</u> , 2024. My Commission Expires: <u>9-25-2027</u> <u>Patti D Dobbins</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

Being known and designated as Lot No. 62 as shown on the Map of Bon Air, Section "B", as recorded in Plat Book 3, Page 25 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which Map further reference is made for a more particular description.

PROPERTY ADDRESS: 2815 BON AIR AVE., WINSTON SALEM, NC 27105
PARCEL ID #: 6836-26-9854.000