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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
08-23-2024 01:53:11 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3822
PG: 4172-4174

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: NTC NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2024.
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 7th day of July, 2024, by and between:

<i>GRANTORS</i>	<i>GRANTEE</i>
<p>RYAN G. HACKETT, unmarried</p> <p>221 Crews Street Winston-Salem, NC 27101</p>	<p>RYAN G. HACKETT, unmarried and SHAWN W. HACKETT, married</p> <p>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:

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 NOT the Grantor's primary residence.
The 2022 taxes have been paid.

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

Original to: Ryan ASD

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

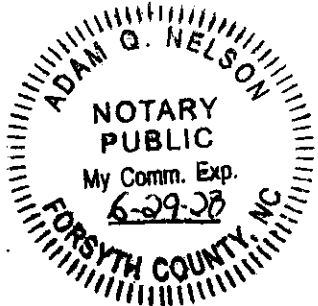
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that RYAN G. HACKETT personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>23rd</u> day of <u>August</u>, 2024.</p> <p><u><i>Adam Q. Nelson</i></u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2028</u></p>
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EXHIBIT "A"

BEGINNING at a stake on the North side of Crews Street 50 feet from the corner of Crews Street the corner of Lots 50 and 51 the said stake being the Southwest corner of Lot No. 50, and running thence northwardly with the West line of Lot No. 50, 202 feet to a stake; thence North 88 degrees 10 minutes West with the line of the City of Winston-Salem 100 feet to a stake; thence South 2 degrees West 25 feet to a stake the corner of Lot No. 48; thence Southwardly with the line of Lot No. 48, 243.8 feet to a stake in the North margin of Crews Street; thence Eastwardly with the said Crews Street 50 feet to the place of BEGINNING. Said lot being known and designated as Lot No. 49, on the plat of Camel City Heights, plat recorded in Plat Book No 4, page 168, in the Office of the Register of Deeds of Forsyth County.