

**2024028516 00160**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$490.00

PRESENTED &amp; RECORDED

08/23/2024 03:29:08 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3823

PG: 52 - 53

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$490.00
Parcel ID:	6804-71-1026.000
Mail Tax Bill to:	2463 Autumn Mist Drive, Winston Salem, NC 27103
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#: 2794.24242Mishra
Brief description for the index:	Unit 35, Hillcrest Towne Center, Section 3, Phase 1

This instrument prepared by: T. Lawson Newton, 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.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 21<sup>st</sup> day of August, 2024, by and between:

GRANTOR	GRANTEE
Amy W Streit, unmarried 4847 Sterling Brooke Winston-Salem, NC 27103	Amit Kumar Mishra and spouse, Reena Mishra 2463 Autumn Mist Drive Winston Salem, NC 27103

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING KNOWN AND DESIGNATED as Unit No. 35, as shown on the "AS BUILT" PLAT FOR HILLCREST TOWNE CENTER, Section Three, Phase One, Units 25-36, as recorded in Plat book 52, Page 123, Forsyth County Registry, reference to which is hereby made for a more particular description.

This conveyance is made subject to the Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center as recorded in Book 2580, Pages 1308-1344; as amended by that First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center as recorded in Book 2736, Page 3106-3129, Forsyth County Registry, and as amended by that Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center as recorded in Book 2755, Pages 1857-1868, Forsyth County Registry, and the Declaration of Covenants, Conditions and Restrictions recorded in Book 2645, Pages 1057-1115, Forsyth County Registry, and as amended by that First Amendment and Supplement to Declaration of Covenants, Conditions and Restrictions recorded in Book 2767, Pages 2605-2609, Forsyth County Registry, and all other easements,

agreements, assignments, covenants, dedications, and rights of way of record, and ad valorem taxes for the current year, and each subsequent year.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2818 Page 3405.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Hillcrest Towne Center in the Office of the ROD for Forsyth in Book 2645, Page 1057 and, any amendments thereto.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 52 Page 123.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Amy W Streit (SEAL)  
Name: Amy W Streit

\_\_\_\_\_  
Entity Name

By: \_\_\_\_\_

Name:

Title:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

By: \_\_\_\_\_

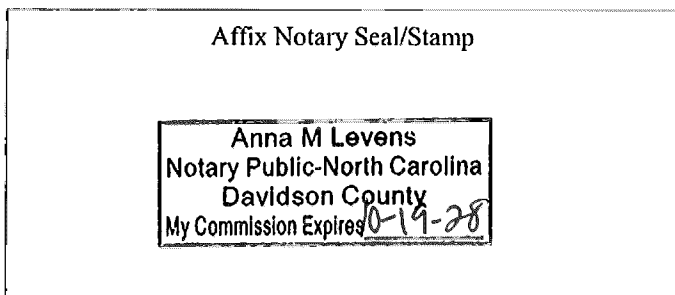
Name:

Title:

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Anna M Levens, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 21<sup>st</sup> day of August, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Amy W Streit



Anna M Levens  
Notary Public (Official Signature)  
My commission expires: 10-19-28