

2024029418 00087

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED
08/30/2024 12:32:01 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3824
PG: 682 - 684

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$550.00

Recording Time, Book and Page

Tax Map No 6847-78-2773.000

Mail after recording to: Grantee

This instrument was prepared by: J. Thomas Keever, Jr.

THIS DEED made this 28 day of August, 2024 by and between

GRANTOR

NEIL HAYES (UNMARRIED) AND GREGORY HAYES (UNMARRIED)

GRANTEE

TANISHA VALENZUELA-LANDRUM (UNMARRIED)

MAILING ADDRESS:

1315 COBBS KNOB ROAD, AXTON, VA 24054

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 Winston Salem Township, Forsyth County, North Carolina and more particularly described as follows:

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

Submitted electronically by "The Firm at Fisher Park, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3788, Page 992, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book NA, Page NA, Forsyth County Registry and referenced within this instrument.

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:

Subject to easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes which have been pro-rated by the parties.

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(s), the day and year first above written.

Neil Hayes (SEAL)
Neil Hayes

Gregory Hayes (SEAL)
Gregory Hayes

STATE OF New York ; Albany COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Neil Hayes and Gregory Hayes, Grantor(s). Witness my hand and official stamp or seal, this the 20th day of August, 2024.

My Commission Expires: 07/06/2025
Notary Public Hyunji Lee
Print Notary Name: Hyunji Lee
Hyunji Lee
Notary Public, State of New York
Reg. No. 01LE6419294
Qualified in Albany County
Commission Expires July 6, 2025

Exhibit "A"

Property Address: 4706 Maxwell Street, Winston Salem, NC 27105

Tax Parcel ID No 6847-78-2773.000

TRACT I

BEGINNING at an iron on the west side of Maxwell Street, 226 feet North from the northwest intersection of Maxwell Street with the Walkertown Road; running thence Westwardly 163.1 feet to an iron stake; thence Northwardly 100 feet to an iron stake; thence Eastwardly 167.7 feet to an iron stake; thence Southwardly 100 feet to the place of beginning, and being Lots 9, 10, 11, and 12, on the map of Nick Mitchell Property, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7, page 70.

TRACT II

BEGINNING at a point in the Western boundary of Maxwell Street, said point being 176 feet North of the intersection of Maxwell Street and Old Walkertown Road, said point also being the Southeastern corner of Lot No. 7 of the Nick Mitchell property as shown on the plat duly recorded in Plat Book 7, page 70, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more definite description; running thence in a Northerly direction along the Western boundary of Maxwell Street 50 feet to a point, being the Northeastern corner of Lot No. 8 on the above-mentioned plat; thence in a Westwardly direction along the Northern line of Lot No. 8, being the common line between Lots Numbers 8 and 9, 50 feet to a point in the common line of Lots Numbers 8 and 9; thence in Southerly direction on a new line parallel to the Western boundary of Maxwell Street 50 feet to a point in the Southern line of Lot No. 7; thence in a Eastwardly direction along the Southern line of Lot No. 7, 50 feet to the point of **BEGINNING**; being the easternmost 50 feet of Lots Numbers 7 and 8 as shown on the above-mentioned plat.