

2024031142 00118

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED
09/13/2024 02:27:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3826
PG: 818 - 823

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$60.00

Parcel Identifier No. 6846-50-8122.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 49, Camel City Heights, PB 4, PG 168

THIS DEED made the 13 day of September, 2024, by and between

GRANTOR	GRANTEE
<p>Ryan G. Hackett (unmarried)</p> <p>Shawn W. Hackett and spouse, Mary Hackett</p> <p>Grantor Address: 6655 Pine Hall Road Belews Creek, NC 27009</p>	<p>Ryan G. Hackett (unmarried); and</p> <p>Evan Felder (unmarried)</p> <p>Property Address: 220 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 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 by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3822, Page 4172, Forsyth County Registry.

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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

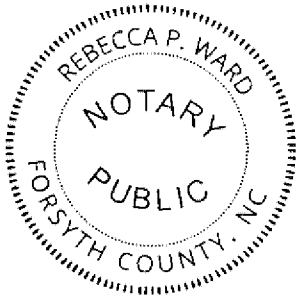
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ryan Hackett (SEAL)
Ryan G. Hackett

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Ryan G. Hackett personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 13 day of September, 2024.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

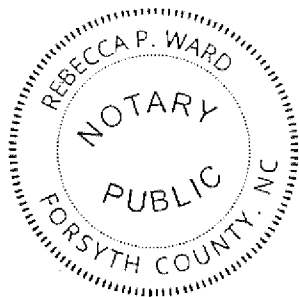
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Shawn W. Hackett (SEAL)
Shawn W. Hackett

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Shawn W. Hackett personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 13 day of September, 2024.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

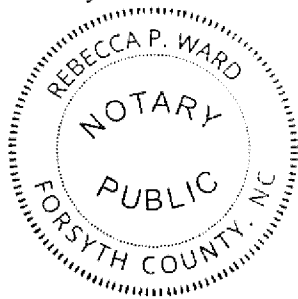
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

M. Hackett (SEAL)
Mary Hackett

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Mary Hackett personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 13 day of September, 2024.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

Exhibit "A"

**Property of Ryan G. Hackett (unmarried); and Evan Felder (unmarried)
220 Crews Street**

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.

The subject property is the same as that property described in Deed Book 3822, Page 4172, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6846-50-8122.000 on the Forsyth County Tax Maps.