

2024031363 00141

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
09/16/2024 03:58:37 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3826
PG: 2116 - 2118

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: 420.00

Parcel Identifier No.: 6804-70-3688.000

Brief description for index: **Unit 13, "As Built" Hillcrest Towne Center, Section 3, Phase 1, Map 2**

Mail deed/taxes after recording to Grantee: **350 Summergate Drive, Winston Salem, NC 27103**

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

THIS DEED made this 12th day of September, 2024 by and between

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| <p>GRANTOR: ANYA P. RUDISILL (FKA – Anya E. Potts) and husband, DEREK RUDISILL Address: 241 Dublin Road Advance, NC 27006</p> | <p>GRANTEE: GRAYSON HARPER and wife, SAMANTHA HARPER Address: 350 Summergate Drive Winston Salem, NC 27103</p> |
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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 3137, Page 821, 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."

A map showing the above described property is recorded in Plat Book 50, Page 141, 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.

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.

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: Anya P. Rudisill (SEAL)
ANYA P. RUDISILL

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| SEAL STAMP WENDY B. MILLER Notary Public Forsyth County, NC | STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that ANYA P. RUDISILL 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>12th</u> day of <u>September</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public |
|---|--|

By: [Signature] (SEAL)
DEREK RUDISILL

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|---|--|
| SEAL STAMP WENDY B. MILLER Notary Public Forsyth County, NC | STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that DEREK RUDISILL 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>12th</u> day of <u>September</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public |
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN and DESIGNATED as Unit No. 13 as shown on the "As-Built" Plat for Hillcrest Towne Center, Section Three, Phase One, Map 2 as recorded in Plat Book 50, Page 141, Forsyth County Registry, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 350 SUMMERGATE DRIVE, WINSTON SALEM, NC 27103
PARCEL ID #: 6804-70-3688.000