

2024032147 00069

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$678.00

PRESENTED & RECORDED
09/23/2024 12:43:35 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3827
PG: 1724 - 1725

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$678

Mail after recording to: Grantee @ 1424 N HAMILTON ST HIGH POINT NC 27262

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. ATTORNEY

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 12, J.C. HURLEY PROPERTY

Parcel ID #6825-87-9496.000

THIS DEED made this 17TH day of September 2024, by and between

GRANTOR: KAREN JOYCE HEGARTY (F/K/A KAREN JOYCE AND AK/A KAREN ELIZABETH JOYCE) AND SPOUSE, ROBERT HEGARTY

Mailing Address: 8301 Trottington Rd, Stokesdale NC 27357

GRANTEE: JONATHAN P. EMMONS, UNMARRIED

Property Address: 835 Pilot View St, Winston Salem NC 27101

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:

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 being more particularly described as follows:

This is the primary residence of the Grantor. (N.C.G.S. S105-317.2)

BEING KNOWN AND DESIGNATED as Lot No. 12 as shown on the plat of J.C. HURLEY PROPERTY, as recorded in Plat Book 13, at Page 82-83, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also being all of the same property conveyed to Karen Joyce and Robert Hagerty by deed from Corri E. Shoffner recorded in Book 3155 Page 1928 in the Office of the Register of Deeds of Forsyth County, North Carolina

Prior instrument reference: Book 3155 at Page 1928.

A map showing the above-described property is recorded in Plat Book 13 at Page. 82-83

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Karen Joyce Heger (SEAL)
KAREN JOYCE HEGARTY

Robert Heger (SEAL)
ROBERT HEGARTY

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, Kimberly T. Weaver, a Notary Public of Guilford County and State of aforesaid, certify that KAREN JOYCE HEGARTY AND ROBERT HEGARTY, principal, personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principal's photograph in the form of a state issued driver's license, and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 20th day of September 2024.

My commission expires: 11-27-2028

