

**2024033127 00165**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$450.00**

PRESENTED & RECORDED  
09/30/2024 04:25:00 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY

**BK: RE 3828**  
**PG: 3278 - 3279**

This instrument prepared by Matthew S. Cheney, 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, if applicable.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$450.00

Parcel Identification No. 6807-69-6577.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: Lot 3 Old Town Heights, Section O

PROPERTY ADDRESS: 4610 Oakwood Circle, Winston Salem, NC 27106

THIS DEED made this 30 day of September, 2024, by and between

GRANTOR	GRANTEE
<b>SHAWN L. HILL (unmarried), and MARK HILL and spouse, KELLY BROWN HILL Heirs of the Estate of Billy Bryant Hill</b>	<b>FRANCISCO OMAR HERNANDEZ PETATAN and wife, MIRTA FIGUEROA RAMOS</b>
Mailing Address: 733 West Mountain Street, Kernersville, NC 27284	Mailing address: 4610 Oakwood Circle, Winston Salem, NC 27106

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:

Submitted electronically by "Brock & Scott, PLLC FC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lot No. 3, as shown on the Map of Old Town Heights, Section Q, as the same is recorded in Plat Book 24, at Page 46, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which Plat reference is hereby made for a more particular description thereof

Being that same property conveyed to Billy B. Hill and wife, Barbara S. Hill by Deed from Sidney S. Pruitt, Jr. and wife, Cynthia Q. Pruitt dated 22 May 1997 and filed 23 May 1997 in Book 1948, Page 99, in the Office of the Register of Deeds of Forsyth County, North Carolina. Barbara S. Hill died April 26, 2023 (See Estate File in 23 E 2240- Forsyth County Clerk of Superior Court).

Being commonly known as: 4610 Oakwood Circle, Winston-Salem, NC 27106

Parcel No: 6807-69-6577

The property conveyed herein does \_\_\_ does not  include the primary residence of Grantor.

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:

2024 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

Shawn L. Hill (SEAL)  
SHAWN L. HILL (Individually and as Executrix of the Estate of Billy Bryant Hill)

Mark Hill (SEAL)  
MARK HILL

Kelly Brown Hill (SEAL)  
KELLY BROWN HILL

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **SHAWN L. HILL, MARK HILL and KELLY BROWN HILL** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 30 day of September, 2024.

Matthew S Cheney  
NOTARY PUBLIC  
Forsyth County, NC  
My Commission Expires July 29, 2025

Matthew S. Cheney  
Notary Public Matthew S. Cheney  
My Commission Expires: 7/29/2025