

2024037900 00035

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$270.00

PRESENTED & RECORDED
 11/07/2024 09:35:25 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3834
PG: 4133 - 4135

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$270.00

Tax PIN 6847-88-0589

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the Index: Lot 25, Huff Hills, PB 17, PG 117

THIS DEED made this the 7 day of November, 2024, by and between

GRANTOR

**Barry Lawson, Administrator of the Estate
 of Nancy T. Lawson, 24 E 721, Forsyth County; and
 Barry Lawson (individually) and wife,
 Regina Lawson; and Patricia Ervin (unmarried)
 6365 Lamshire Road
 Kernersville, NC 27284**

GRANTEE

**Jose I. Espinal
 5550 Racin Drive
 Winston-Salem, NC 27105**

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:

Being known and designated as Lot No. 25 as shown on the map of Huff Hills as recorded in Plat Book 17, Page 117 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Address: 112 Huff Circle, Winston-Salem, NC 27105

The property hereinabove described by Estate of Nancy T. Lawson, 24 E 721 and Deed Book 810, Page 217, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a 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.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "T Dan Womble Attorney"
 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, other than the following exceptions:

Easements, restrictions and rights of way of record, if any, and 2024 property taxes to be prorated and paid at closing.

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

Estate of Nancy T. Lawson

By: [Signature] (SEAL)

Barry Lawson, Administrator

[Signature] (SEAL)

Barry Lawson

[Signature] (SEAL)

Regina Lawson

[Signature] (SEAL)

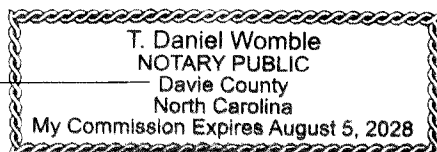
Patricia Ervin

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that Barry Lawson, as Administrator of the Estate of Nancy T. Lawson, 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 7 day of November, 2024.

My Commission Expires: _____
(Affix Seal)



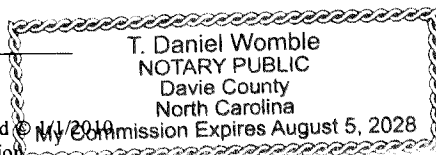
[Signature]
T. Daniel Womble Notary Public
Notary's Printed or Typed Name

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that Barry Lawson and Regina Lawson 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 7 day of November, 2024.

My Commission Expires: _____
(Affix Seal)



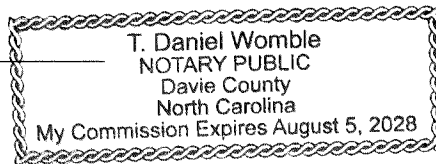
[Signature]
T. Daniel Womble Notary Public
Notary's Printed or Typed Name

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify Patricia Ervin 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 7 day of November 2024.

My Commission Expires: _____
(Affix Seal)



T. Daniel Womble Notary Public
Notary's Printed or Typed Name