

2024037972 00107

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$256.00

PRESENTED & RECORDED
 11/07/2024 03:04:59 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3835
PG: 7 - 9

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$256.00

TAX PIN: 6844-00-2456.000

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney, No title search requested, none performed. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceed

Brief description for the index: 3316 Heitman Drive, W.S.,NC, Forsyth County

THIS DEED made this 18th day of October 2024 by and between

GRANTOR	GRANTEE
<p>Nancy G. Starbuck (unmarried) 3717 Southdale Avenue Winston-Salem, NC 27107</p>	<p>Kimberly D. Hunter and husband, Kevin D. Hunter 3316 Heitman Drive Winston-Salem, NC 27107</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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto.

Being otherwise known as 3316 Heitman Drive, Winston-Salem, NC 27107 and Forsyth County Parcel Identification No. 6844-00-2456.000. For back title information, see Deed Book 1027, page 873; Deed Book 2098, Page 2712, Deed Book 2815, Page 1151 and Deed Book 2926, Page 84, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or x 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.

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 and restrictions of record, if any; violated zoning ordinances, if any, 2024 taxes are to be prorated.

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

Nancy G. Starbuck Byc Attorney in Fact
(SEAL)
Nancy G. Starbuck by Wayne E. Pittman, Attorney-in-Fact

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Wayne E. Pittman, Attorney-in-Fact for Nancy G. Starbuck, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Nancy G. Starbuck and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds in the County of Forsyth, State of North Carolina on November 27, 2023 in Deed Book 3783, Page 1016 and that this instrument was executed under virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Wayne E. Pittman acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of Nancy G. Starbuck.

Witness my hand and Notarial stamp or seal this 18 day of October, 2024.

My Commission Expires: 02-09-2027

Angela W. Campbell Notary Public

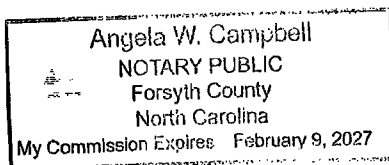


Exhibit "A"

BEGINNING at an iron in the west line of Heitman Drive, said iron being 60 feet south of Cassell Street, and running south 60 feet to an iron stake; thence N. 88 degrees and 15 minutes W. 146.4 feet to an iron; thence N. 01 degrees and 45 minutes E. 60 feet to an iron; thence S. 83 degrees and 15 minutes E. 148.2 feet to the beginning. Being the Southern part of Lots Nos. 49 through 54, Block "A", as shown on Map of the subdivision of Block "A", E. B. Cassell Farm, as recorded in Plat Book 4, Page 15, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made.

Property address: 3316 Heitman Drive, Winston-Salem, NC 27107