

2024039224 00175FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED

11/18/2024 04:08:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3836**PG: 2634 - 2635****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$490.00

Parcel Identifier No. 6804-71-3249.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 2407 Autumn Mist Drive, Winston Salem, NC 27103

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search performed or requested. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Unit 46, Hillcrest Towne Center, Section 3, Phase 1, PB 54, PG 15, Forsyth County, NC

THIS DEED made this 5 day of NOVEMBER, 2024, by and between

GRANTOR	GRANTEE
CHRISTOPHER DALE BOND, MARRIED **	ZACHARY WAYNE ROUNCEVILLE, UNMARRIED
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>6009 OLD WELL HOUSE ROAD</u> <u>CHARLOTTE, NC 28226</u>	<u>2407 AUTUMN MIST DRIVE</u> <u>WINSTON SALEM, NC 27103</u>
PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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 Unit No. 46, as shown on the "AS BUILT" PLAT FOR HILLCREST TOWNE CENTER, Section Three, Phase One, Units 37-48, as recorded in Plat Book 54, Page 15, Forsyth County Registry, reference to which is hereby made for a more particular description.

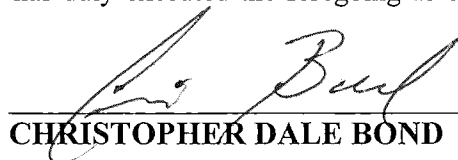
Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

This is the same property as described in Book 2936, Page 1234, Forsyth County Registry.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

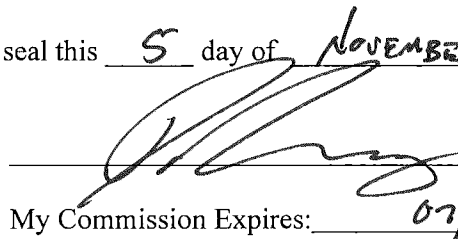
 (SEAL)
CHRISTOPHER DALE BOND

State of NORTH CAROLINA County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of FORSYTH County, State of NORTH CAROLINA, certify that **CHRISTOPHER DALE BOND**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 5 day of NOVEMBER, 2024.

(SEAL)

 Notary Public
My Commission Expires: 07/28/2027

David Cummings NOTARY PUBLIC Forsyth County, NC My Commission Expires July 28, 2027
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** see Antenptial Agreement recorded in Book 3834, Page 3996, Forsyth County Registry