

2024040443 00048FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$372.00PRESENTED & RECORDED
11/27/2024 10:34:52 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3838

PG: 1011 - 1013

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$372.00

Parcel Identifier No. 6843-28-5506.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 15th day of November 2024 by and between**GRANTOR****TONYA HARDY F/K/A TONYA FREEMAN TYREE AND HUSBAND, LESLIE HARDY
3615 HASTNGS ROAD, KERNERSVILLE, NC 27284****GRANTEE****ABIGAIL STRINGER, UNMARRIED
3652 CASH DRIVE, WINSTON-SALEM, NC 27107**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3392, Page 2118, Forsyth County Registry.

The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

Submitted electronically by "Law office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the exceptions hereinafter stated.

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

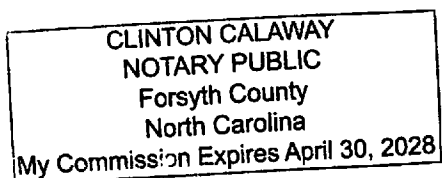
Tonya Hardy (SEAL)
TONYA HARDY

Leslie Hardy (SEAL)
LESLIE HARDY

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: **TONYA HARDY AND HUSBAND, LESLIE HARDY**. Witness my hand and official stamp or seal, this _____ day of November, 2024.

My Commission Expires: 4/30/28



Clinton Calaway
Notary Public

Print Notary Name:

Clinton Calaway

Exhibit A

BEGINNING at an iron pipe in the east margin of the right of way of Cash Drive, said iron pipe marking the northwest corner of that property now or formerly owned by Rickey A. Money (Deed Book 1416 Page 1240). Thence from said beginning point and running with Money's north line, South 66 deg. 20 min. 43 sec. East 136.71 feet to an iron pipe; thence continuing with Money's north line, South 84 deg. 26 min. 17 sec. East 35 feet to an iron pipe, a corner with property now or formerly owned by Leslie A. Michael (Deed Book 1589 Page 2062); thence with Michael's southwest line, North 36 deg. 24 min. 19 sec. West 185.15 feet to an iron pipe within the margin of the right of way of Cash Drive; thence South 70 deg. 10 min. 27 sec. West 45.54 feet to a nail and cap in the pavement of Cash Drive, thence South 05 deg. 33 min. 35 sec. West 75.68 feet to the point and place of BEGINNING, containing approximately 11,025 square feet according to a survey by Mary Carr Smith R.L.S., dated June 24, 1995.

This property is conveyed subject to the existing 50 foot wide right of way for Cash Drive and to easements, restrictions and right of ways of record, if any.