

**2025000888 00067**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$554.00**

PRESENTED &amp; RECORDED

01/10/2025 11:20:54 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3843

PG: 4374 - 4375

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$554.00

Parcel Identifier No. 6808-31-8634

Mail/Box to: Grantee: \_\_\_\_\_

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 7<sup>th</sup> day of January, 2025, by and between**GRANTOR**

Hildreth Homes, Inc.

7893 Hillsville Road  
 Sophia, NC 27350

**GRANTEE**

Andre William Nieves, Jr.  
 and spouse, Cali Christine Nieves and  
 John Thomas Phillips \*

4434 Gracemont Drive NW  
 Winston-Salem, NC 27106

\*tenants with right of survivorship

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of  
 entity, e.g. corporation or partnership.

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 the City of Winston-Salem, \_\_\_\_\_ Township,  
Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 40-B of the Hildreth Homes plat, which is recorded in Plat Book 79, Page 26, in the Office  
 of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3783 page 3357.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 79 page 26.

Submitted electronically by "Moss Woods PLLC"  
 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, other than the following exceptions:

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

Hildreth Homes, Inc.

(Entity Name)

By: *Ian Hildreth*

Print/Type Name & Title: Ian Hildreth, President

State of NC

County of Guilford

I, Jason E. Moss, a Notary Public of the above state and county, certify that Ian Hildreth in his/her capacity as duly authorized President of Hildreth Homes, Inc. personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date: 1-7-25

*[Signature]*  
Notary Public

My Commission Expires: 7-18-26

