

2025002066 00130

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$320.00

PRESENTED & RECORDED

01/22/2025 04:06:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3845**PG: 2113 - 2115**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$320.00

Parcel Identifier No.: 6869-05-5452.000

Mail after recording to: Grantee

This instrument was prepared by: LegalFrog Law, PLLC

Title Company: Meridian Title Company

Brief Description from the Index: Lot 140, R. Don Cain

THIS DEED made this 20 day of January, 2025, by and between

GRANTOR

Stephen Heuer, an unmarried man

814 Southeast 13th Street
 Apt. 4
 Fort Lauderdale, FL 33316

GRANTEE

Kortney Smith, unmarried

Property Address: 6092 Cain Forest Drive, Walkertown,
 NC 27051

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 City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3643, Page 1462, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 36, Page 65, and referenced within this instrument.


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.

Title to the property hereinabove described is subject to the following exceptions:

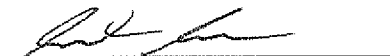
Ad valorem taxes for the current year, any special taxes due by reason of use of the premises, rights of way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of record, and noncompliance, if any, with local, county, state, or federal government laws, ordinance, or regulations relative to zoning, environment, subdivision, occupancy, use, construction, or the development of subject property. Proration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Stephen Heuer

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Kermit Robinson, Notary Public, do hereby certify that Stephen Heuer personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 20 day of January, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, Notary Public, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this ____ day of _____, 2025.

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

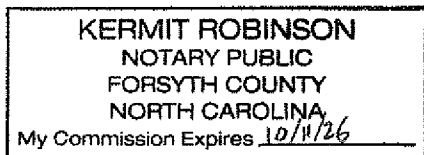


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot Number 140 as shown on the Map of R. Don Cain, Phase Five, Sheet Two, as recorded in Plat Book 36, Page 65 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6869-05-5452.000

Property Address: 6092 Cain Forest Drive, Walkertown, NC 27051