

2025003827 00066

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED

02/07/2025 12:22:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3847

PG: 2916 - 2917

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00

PARCEL IDENTIFIER NO. 6844-13-3508

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2025
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105

BRIEF DESCRIPTION FOR THE INDEX: Lot 133 as shown on map of Carlton Bluff

THIS DEED made this 5th day of February, 2025, by and between

Title Company: *Tryon Title Agency, LLC*

GRANTOR	GRANTEE
Tiffany Miller, unmarried	HIMAY NC125, LLC
Mailing Address 3430 Grandview Crossing Lane Pfafftown, NC 27040	Property Address: 2708 Ludwig St. Winston Salem, NC 27107
	Mailing Address 13663 Providence Rd, PMB 283 Weddington, NC 28104

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Being all of Lot 133 as shown on map of Carlton Bluff as recorded in Plat Book 8, Page 89, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 2708 Ludwig St Winston-Salem NC 27107

Parcel ID: 6844-13-3508

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.The properties hereinabove described was acquired by Grantor by instrument recorded in Book **3819** at Page **3632**.


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.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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


Tiffany Miller

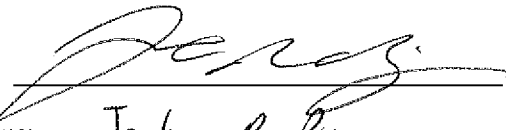
STATE OF NORTH CAROLINA

COUNTY OF ROWAN

I certify that **Tiffany Miller**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 6 day of February, 2025

Notary Signature:



Notary's Printed Name:

Joshua R Pinyan

My Commission Expires:

10/7/2027

[Notarial Seal]

