

**2025004894 00100**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$520.00**

PRESENTED & RECORDED  
 02/18/2025 01:56:26 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3848**  
**PG: 4212 - 4213**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$520.00

Parcel Identifier No. 6804-70-0977.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 2471 Autumn Mist Dr. Winston-Salem, NC 27103

**This instrument was prepared by Heather J. Kiger, 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.**

Brief description: Unit 31, Hillcrest Towne Center, Sec 3, Ph 1, PB 52, PG 123, Forsyth County, North Carolina.

THIS DEED made this 17 day of FEBRUARY, 2025, by and between

GRANTOR	GRANTEE
<b>MARIE E. BARTLETT,</b> <b>widow</b>	<b>LARRY D. NILES and spouse,</b> <b>PAULINE M. DUNN</b>
FORWARDING ADDRESS:  <u><b>205 ROCKY MOUNTAIN WAY</b></u> <u><b>ARDEN, NC 28704</b></u>	PROPERTY ADDRESS:  <u><b>2471 AUTUMN MIST DRIVE</b></u> <u><b>WINSTON-SALEM, NC 27103</b></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 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. 31, as shown on the "as built" plat for Hillcrest Towne Center, Section Three, Phase One, Units 25-36, as recorded in Plat Book 52, Page 123, Forsyth County Registry, reference to which is hereby made for a more particular description.**

Submitted electronically by "Heather Kiger Law 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

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

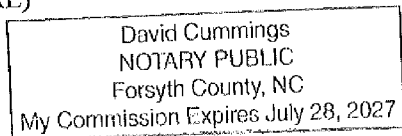
Marie E. Bartlett (SEAL)  
MARIE E. BARTLETT

State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **MARIE E. BARTLETT** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 17 day of February 2025.

(SEAL)



[Signature] Notary Public  
My Commission Expires: 07/28/2027