

2025007221 00059FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$510.00

PRESENTED & RECORDED

03/07/2025 11:20:16 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3851**PG: 4121 - 4123****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$510.00

Parcel Identifier No.: 5883-77-1246.000

Mail/Box to: Hayden Jaye Strickland, an unmarried person, 2900 Harper Road, Clemmons, NC 27012

This instrument was prepared by: David T. Kasper, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the index: .9216 Acre on Harper Road

THIS DEED made this 6th day of March, 20 25, by and between:

GRANTOR	GRANTEE
Patricio A. Morillo and spouse Allyson K. Morillo	Hayden Jaye Strickland, an unmarried person
Forwarding address: 2187 Cherrywood Drive Clemmons, NC 27012	Mailing Address: 2900 Harper Road Clemmons, NC 27012

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

The property herein conveyed includes Grantor's primary residence.

For back title see Deed Book 3528, Page 2092, Forsyth County Registry.

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 "Kasper & Payne, P.A."
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 the lawful claims of all persons whomsoever, other than the following exceptions: Easements, restrictions of record, 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.

Patricio A. Morillo

Patricio A. Morillo

Allyson K. Morillo

Allyson K. Morillo

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Patricio A. Morillo and Allyson K. Morillo personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 16 day of March, 2025.

Melanie J. Snow

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027



Exhibit "A"

BEGINNING at an iron found on the west side of Harper Road (State Road #1101, Paved) 250.00 feet more or less, north of Peacehaven Road, and said iron being a northeastern corner of land owned by or formerly owned by Henry P. Thomas and wife Hazel (Lot 14B, Tax Block 4401, Deed Book 624, Page 22), from said iron with the western side of Harper Road, North $25^{\circ}22'27''$ West 119.02 feet to an iron found at the southeast corner of Ellen H. Hughes (Tax Lot 12E, Block 4401); running thence with the south line of said Hughes, North $86^{\circ}44'23''$ West 356.26 feet to an iron; running thence with a line of said Thomas, South $01^{\circ}38'$ West 102.02 feet to a stone (control); running thence with a line of said Thomas, South $86^{\circ}48'39''$ East 410.32 feet to the point and place of beginning, containing 0.9216 acres, more or less.