

2025008340 00180

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$967.00
 PRESENTED & RECORDED
 03/17/2025 04:26:31 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3853
 PG: 1356 - 1357

Excise Tax: \$967.00

Parcel Id No: 6853-88-8061

Prepared by: Beth W Bowen, Bowen Law Firm PC

Delinquent taxes, if any, to be paid by Beth W Bowen, closing attorney, to the county tax collector upon disbursement of closing proceeds.

Mail after recording to: Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made by and between WAYNE T HALL AND SPOUSE, DEBRA R HALL, GRANTORS, whose address is 620 RIVER CLIFF DRIVE GADSDEN, AL 35901, and PING CHEN AND FANXING LI, A MARRIED COUPLE, GRANTEES, whose address is 205 IVYSHAW RD CARY, NC 27519120.

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 being more particularly described as follows:

Being all of Lots 6 and 7 of the RL Whicker Property, as shown on the plat recorded in Plat Book 4, Page 117, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon.

Property Address: 2110 Union Cross Rd Winston-Salem, NC 27107

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:


Submitted electronically by Bowen Law Firm PC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

1. 2025 ad valorem taxes; and
2. utility easements and unviolated covenants, conditions or restrictions, if any.

The property hereinabove was acquired by Grantors by instrument recorded in Book 3203, Page 938, Forsyth County Registry. The property herein above was not Grantors' primary residence.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this day and year below written.

By:  (Seal)
WAYNE T HALL

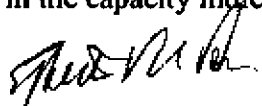
By:  (Seal)
DEBRA R HALL

COUNTY OF WAKE

STATE OF NORTH CAROLINA

The undersigned Notary Public certifies that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: WAYNE T HALL AND DEBRA R HALL.

Date: 3/17/05



Notarial Seal

Printed Notary Name: ELIZABETH WARD BOWEN
My Commission Expires: 10/08/2026

