

2025017315 00080

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED
 05/22/2025 12:46:44 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3864
PG: 4228 - 4229

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$180.00
Parcel ID:	6837-65-6524.000
Mail Tax Bill to:	13663 Providence Road, Weddington, NC 28104
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 400 Winston-Salem, NC 27103 File#: 24777.25051Joy
Brief description for the index:	Lot 32R & 33R of The Cox Site, Plat Book 12, Page 151

This instrument prepared by: T. Lawson Newton, 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.

****NO TITLE SEARCH PERFORMED OR REQUESTED**

THIS GENERAL WARRANTY DEED ("Deed") is made on the 21st day of May, 20 25, by and between:

GRANTOR	GRANTEE
Anne B. Joy, a widow 721 Cascade Avenue Winston Salem, NC 27127	HIMAY NC125 LLC 13663 Providence Road Weddington, NC 28104

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Being known and designated as Lot Nos. 32R and 33R, as shown on the map of The Cox Site, as recorded in Plat Book 12, Page 151, in the Office of the Register of Deed of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2505 Page 7.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for _____ in the Office of the ROD for Forsyth in _____ and, any amendments thereto.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 12 Page 151.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

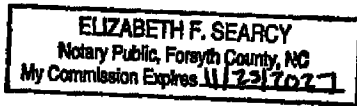
Anne B. Joy (SEAL)
Name: Anne B. Joy

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Elizabeth F. Searcy, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 21st day of May, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Anne B. Joy

Affix Notary Seal/Stamp



Elizabeth F. Searcy
Notary Public (Official Signature)
My commission expires: 11/23/2027