

**2025017771 00203**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$656.00**

PRESENTED & RECORDED  
 05/27/2025 02:51:23 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3865**  
**PG: 2248 - 2252**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$656.00

Parcel Identifier No. 6847-71-1500.000

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

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

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: 0.52 Acres +/- along Northampton Dr

THIS DEED made the 8th day of May, 2025, by and between

GRANTOR	GRANTEE
<b>Coleman E. Hill and spouse,            Mary U. Hill</b>  Grantor Address: 1306 Blu Steele Way Pineville, NC 28134	<b>Arnita Marie Hill (unmarried)</b>  Property Address: 3861 Northampton Drive Winston-Salem, NC 27105

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

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3691, Page 3094, Forsyth County Registry.

Submitted electronically by "Orenstein 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 easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

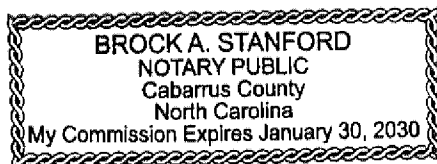
Coleman E. Hill (SEAL)  
Coleman E. Hill

STATE OF NC

COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Coleman E. Hill personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 8<sup>th</sup> day of May, 2025.



Brock A. Stanford Notary Public  
My commission expires: January 30, 2030

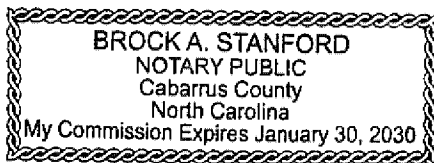
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Mary U. Hill (SEAL)  
Mary U. Hill

STATE OF NC  
COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Mary U. Hill personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 8<sup>th</sup> day of May, 2025.



Brock A. Stanford Notary Public  
My commission expires: January 30, 2030

**Exhibit "A"****Property of Arnita Marie Hill (unmarried)  
3861 Northampton Drive**

BEGINNING at an iron stake in the southeast right-of-way of Northampton Drive, Calvin B. Baker's southwest corner as described in book 1268 at page 298 in the Forsyth County Registry; thence running with Baker's line South 86 degrees 09 minutes 25 seconds East 170.90 feet to an stake; thence running on a new line South 09 degrees 24 minutes West 138.32 feet to an iron stake; thence on another new line North 83 degrees 22 minutes 40 seconds West 170.24 feet to an iron stake in the eastern right-of-way of Northampton Drive; thence running in the eastern right- of-way line of Northampton Drive North 09 degrees 22 minutes 11 seconds East 130.04 feet to the point and place of Beginning, containing .52 acres, more or less, as shown on a survey entitled Lucille Sell James, prepared by Otis Jones, dated 10/2/91. Also being part of Lot 7-F, Block 3238 on the Forsyth County Tax Maps.

The subject property is the same as that property described in Deed Book 3691, Page 3094, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6847-71-1500.000 on the Forsyth County Tax Maps.