

2025019569 00181FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$640.00

PRESENTED & RECORDED

06/09/2025 04:22:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3868**PG: 16 - 17****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 640.00

Parcel Identifier No.: 6817-35-5494.000 (Block 2088, Lot 020)

Mail tax bills to Grantee: 3028 Walnut Avenue, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lots 20 & 21, Walnut Hills, Section 1

THIS DEED made this 6 day of May, 2025 by and between,

GRANTOR	GRANTEE
DAFNI THAVMA MICHAEL (unmarried)	GREGORY NICHOLAS BALLAS (unmarried)
Mailing Address: 2765 Pfafftown Forest Drive, Winston-Salem, NC 27106	Mailing Address: 3028 Walnut Avenue, Winston-Salem, NC 27106

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:

Being known and designated as Lot Nos. Twenty (20) and Twenty-One (21), as shown on the plat of WALNUT HILLS, SECTION 1, recorded in Plat Book 8, Page 188, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 3028 Walnut Avenue, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

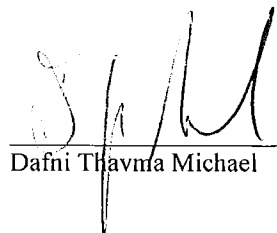
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3791, Page 1364, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 8, Page 188.

Submitted electronically by "Kangur & Porter, LLP"
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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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



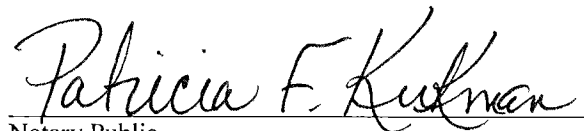
(SEAL)

Dafni Thavma Michael

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Dafni Thavma Michael**

Date: 6/6/25



Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29