

2025008499 00148

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/18/2025 04:15:47 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3853
PG: 2117 - 2119

NORTH CAROLINA QUITCLAIM DEED

Parcel ID No.: 5885-62-0904

Recording Time, Book and Page

Excise Tax Due: \$0.00

Verified by _____ County on the ____ day of _____, 20____, by _____

Mail after recording to
 Netco Title, 4224 State Route 159, Glen Carbon, IL 62034

Prepared by: Jane Srivastava, a licensed NC attorney, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

This instrument was prepared without review or examination of title to the herein described property, and no opinions or representations are being made by Jane Srivastava or Cordell Law LLC. Preparer's services limited to deed preparation only. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property herein conveyed X is or _____ is not the primary residence of Grantor.

THIS QUITCLAIM DEED made this the 13 day of March in the year 2025,
 by and between

<u>Grantor</u>	<u>Grantee</u>
<p>Joann Hearn AKA Joann D. Hearn, unmarried, who acquired title as her sole and separate property Tax Mailing Address: 1070 Kensford Drive, Lewisville, NC 27023</p>	<p>Joann Hearn, an unmarried woman Tax Mailing Address: 1070 Kensford Drive, Lewisville, NC 27023</p>

File No. NNC-1411919

Grantor's Loan No. 2732563070

When reference herein is made to the Grantor and/or Grantee, the singular shall include the plural, the neuter shall include the masculine as well as the feminine.

Exempt: Section 105-228.29(6): If no consideration in property or money is due or paid by the transferee to the transferor

WITNESSETH, that **Joanna Hearn AKA Joann D. Hearn**, unmarried, who acquired title as a married woman as her sole and separate property ("Grantor"), for and in consideration of the sum of \$0.00 (Zero Dollars and Zero Cents) and other consideration to them in hand paid, the receipt of which is hereby acknowledged, do convey and forever quitclaim into **Joann Hearn**, an unmarried woman ("Grantee"), whose tax mailing address is 1070 Kensford Drive, Lewisville, NC 27023 and Grantee's heirs and assigns all right, title, claim, and interest of the said Grantor in and to the real estate described as follows situated in the County of Forsyth, State of North Carolina:

Being known and designated as Lot 46 of Crafton Creek as recorded in Plat Book 43, Pages 14 & 15 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel Number(s): 5885-62-0904

Property Address is: 1070 Kensford Drive, Lewisville, NC 27023

Being the same property or a portion of the same property conveyed to Joann D. Hearn, married, as her sole and separate property by Instrument dated November 4, 2015 from Jerry Carlyle Hearn, II and wife Joann D. Hearn filed on November 10, 2015 as Document Number 2015042939 00062 and in Book 3258 at Page 3775 in the Forsyth County records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to him the said Grantee and his heirs and assigns free and discharged from all right, title, claim or interest of the said grantors or anyone claiming by, and through or under them.

Executed by the undersigned on March 13, 2025

Joann Hearn AKA Joann D. Hearn
Joann Hearn AKA Joann D. Hearn

STATE OF NC
COUNTY OF Forsyth

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Joann Hearn, personally known to me, or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13 day of Mar, 2025.

Notary Public

Notary Commission Expires: 12-3-2025

JOYCE LEAK
Notary Public, North Carolina
Forsyth County
My Commission Expires
December 03, 2025