## 2022017996 00228 FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX

\$248.00 PRESENTED & RECORDED 04/14/2022 04:41:55 PM LYNNE JOHNSON REGISTER OF DEEDS BY: OLIVIA DOYLE, ASST BK: RE 3688 PG: 3113 - 3114

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 246 \*\*

Parcel Identifier No. 6824-08-0514.000 Verified by	County on the day of, 2022
Ву:	
Mail/Box to:	
This instrument was prepared by: Warren E. Kasper, a license be paid by the closing attorney to the county tax collecto	
Brief description for the Index: Lot 17, Block B, Sec 2, Westmore H	Iills
THIS DEED made this 13 day of April	_, 2022, by and between
GRANTOR	GRANTEE
Gregory R. Hester and wife, Cassandra A. Hester	Mahmood S. Qaddoori and wife, Ghusoon Altaie
	Property: 1243 Pine Bluff Road, Winston-Salem, NC 27103

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

BEING KNOWN AND DESIGNATED as Lot 17, Block B, Section 2 as shown on map of Westmore Hills, recorded in Plat Book 17, page 143, in the office of the Register of Deeds of Forsyth County, NC, reference to which map is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2315, Page 3464; also reference Contract for Deed in Book 3202, page 1826, the terms in which are fully complied with.

All or a portion of the property herein conveyed does \_\_\_\_\_ / does not \_\_\_\_\_ include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 17, page 143.

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:

Easements and Restrictions or record, if any, and current years Ad Valorem Taxes.

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

	SEAL)
(Entity Name) By:	Gregory B. Hester
Print/Type Name & Title:	Cassandra A. Hester
By: Print/Type Name & Title:	(SEAL) Print/Type Name:
By: Print/Type Name & Title:	(SEAL) Print/Type Name:
State of County of I, the undersigned Notary Public of the County of wife, Cassandra A. Hester personally appeared before me this day a for the purposes therein expressed. Witness my hand , 2022. My Commission Expires: 11 21 2022 (Affix Seal) My Commission Expires: 11 21 2022 (Affix Seal) My Commission Expires: 11 21 2022 (Affix Seal)	and State aforesaid, certify Gregory R. Hester and and acknowledged the due execution of the foregoing instrument

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