

2022017996 00228

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$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: \$ 248.00

Parcel Identifier No. 6824-08-0514.000 Verified by _____ County on the ____ day of _____, 2022

By: _____

Mail/Box to: _____

This instrument was prepared by: *Warren E. Kasper, 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: Lot 17, Block B, Sec 2, Westmore Hills

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. .

submitted electronically by "Kasper & Payne, P.A."
 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:

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.

(Entity Name)

By: _____

Print/Type Name & Title: _____

 (SEAL)
Gregory B. Hester

Cassandra A. Hester (SEAL)

By: _____

Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____

Print/Type Name & Title: _____

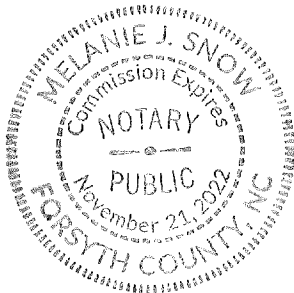
Print/Type Name: _____

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify **Gregory R. Hester and wife, Cassandra A. Hester** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13 day of April, 2022.

My Commission Expires: 11/21/2022

(Affix Seal)




Notary Public

Notary's Printed or Typed Name