

Frazier Box #64

FORSYTH CO., NC 59 FEE: \$ 10.00
 PRESENTED & RECORDED: 10/09/2001 10:24AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
 NO TAXABLE CONSIDERATION

BK2204 P1706 - P1707

Drafted by: Daniel A. Frazier, Attorney at Law
 After recording mail to: Frazier Box
 Property address: 2719 Glenn Ave, Winston-Salem, NC 27105
 Tax block 1170, lot 005, Forsyth County, NC tax maps
 Mail future tax bills to: grantees 1408 E. 24th Street, Winston-Salem, NC 27105



STATE OF NORTH CAROLINA

DEED TO REAL ESTATE
 (Executor's Deed)

COUNTY OF FORSYTH

August 21, 2001

GRANTOR

Betty C. Williams, Executor of the Estate of
 Pearl Alsbrooks Washington (Davis), deceased

GRANTEES

James Leon Washington

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Betty C. Williams, having qualified as Executor of the Estate of Pearl Alsbrooks Washington (Davis), deceased, late of Forsyth County, North Carolina (hereinafter, "Grantor") (see Forsyth County Estate File 00 E 1117) and the Last Will and Testament of the deceased made numerous devises of real estate:

NOW THEREFORE, Betty C. Williams, Executor of the Estate of Pearl Alsbrooks Washington (Davis) in order to fulfill the devises under the Last Will and Testament of Pearl Alsbrooks Washington (Davis) and to create chain of title does hereby grant, convey, and release unto James Leon Washington (hereinafter "Grantees") in fee simple absolute, all that certain property situate in County of Forsyth and State of North Carolina, and described as follows:


Beginning at an iron stake on the East side of Glenn Avenue 200 feet South of the Southeast intersection of Glenn Avenue and 28th Street; thence East parallel with 28th Street 150 feet to an iron stake, in the West line of a 15 foot alley; thence south along the West side of said fifteen foot alley 50 feet to an iron stake; thence West parallel with 28th Street 150 feet to an iron stake in the East line of Glenn Avenue; thence North along the East line of Glenn Avenue 50 feet to an iron stake, the place of beginning, being Lot No. 5, as shown on the map entitled Bon Air Realty Company, made by C. E. Ellerbe, and recorded in the office of the Register of Deeds, Forsyth County, in Plat book 3, page 25; also being a part of that certain tract of parcel of land conveyed to P. H. Hanes, Jr. by Bon Air Realty Company by deed dated January 24, 1924, recorded in the office of the Register of Deeds, Forsyth County, in book 204 of Deeds, on page 267, reference to which is hereby made, the above described land being the first tract as set forth in said deed.

For chain of title please note that the decedent's Last Will left this property to "my friend, Nero Davis" Nero Davis later married Pearl Alsbrooks Washington (Davis) but predeceased her. In his Last Will, Nero Davis left this property to Pearl Alsbrooks Washington (Davis). The Last Will of Pearl Alsbrooks Washington (Davis) had no "residuary" clause, therefore this property passed under intestacy. It was determined that Joe Lewis Alsbrooks was not a child of Pearl Alsbrooks Washington (Davis). Therefore, this property passes to James Leon Washington.

TO HAVE AND TO HOLD the aforesaid property unto the aforesaid grantees, and their successors and assigns forever, in fee simple absolute, in perpetuity, together with all rights, members, hereditament, and appurtenances to the premises belonging or in anyway incident or appertaining.

And the Grantor does hereby covenant and warrant that she has done nothing to impair, restrict, hinder, or encumber such title as was received, and the Grantor will warrant and defend the title against the lawful claims of all persons, firms, or corporations claiming by, through or under the Grantor, in her fiduciary capacity as Executor of the Estate of Pearl Alsbrooks Washington (Davis).

IN WITNESS WHEREOF, the grantor has hereunto set her hand and seal, in her official capacity as Executor of the estate of Pearl Alsbrooks Washington (Davis), deceased, this, the day and year first above written.

 (SEAL)
 Betty C. Williams, Executor of the Estate
 of Pearl Alsbrooks Washington (Davis), deceased

NORTH CAROLINA, FORSYTH COUNTY

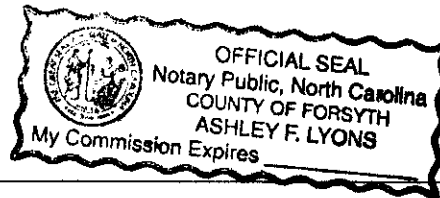
I, Ashley F. Lyons, a Notary Public of Forsyth County, North Carolina, do hereby certify that, personally came before me this day Betty C. Williams, Executor of the estate of Pearl Alsbrooks Washington (Davis), deceased, who acknowledged ^{the execution of} of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 28th day of August, 2001.

(Notary seal here)

Ashley F. Lyons
Notary Public

My commission expires: Nov. 4, 2001



North Carolina--Forsyth County

The foregoing certificate of Ashley F. Lyons, Notary Public for Forsyth County, NC, is hereby certified to be correct.

This the 28th day of Oct. 2001.

Dickie C. Wood, Register of Deeds of Forsyth County, North Carolina, by:

[Signature] Deputy/Assistant