

FORSYTH CO, NC **269** FEE: \$ 20.00  
 PRESENTED & RECORDED: 09/25/2002 4:30PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE  
 STATE OF NC REAL ESTATE EXTX: \$ **279.00**  
**BK 2283 P1780 - P1782**

Return to: *Grantees 111 N. Poplar Street, Winston-Salem NC 27105*

Drawn By: Hamilton C. Horton, Jr.

STATE OF NORTH CAROLINA )  
 )  
 FORSYTH COUNTY )

### EXECUTOR'S DEED

THIS EXECUTOR'S DEED made this 17 day of Sept, 2002, by and between the Estate of Janet Blum Seippel (hereinafter referred to as "GRANTOR") and Lee Pinckney Powell, Jr. and wife, Ashley Anderson Powell (hereinafter referred to as "GRANTEES");

### WITNESSETH:

WHEREAS, Janet Blum Seippel died testate on February 19, 2002, a resident of Forsyth County, State of North Carolina; and

WHEREAS, the Last Will and Testament of Janet Blum Seippel has been duly probated in the office of the Clerk of Superior Court of Forsyth County, North Carolina, and William Bernard Seippel has been duly qualified as Executor of the Estate of Janet Blum Seippel (Estate File No. 02 E 318).

NOW, THEREFORE, the GRANTOR, for a valuable consideration paid by the GRANTEES, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the GRANTEES in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, in Winston-Salem Township, being more particularly described as follows:

Lying in Winston-Salem, Forsyth County and measuring 74 1/3' on Poplar (formerly Pond) Street and of that width extending Eastwardly 148', being bounded on the West by Poplar (formerly Pond) Street, on the North by lot 459, on the East by an alley, and on the South by lot 457, the above described lot being known and designated on the Plat of Winston as lot #458;

And being further described as lot 458 of block 73 on tax map 630854 and also known as 111 North Poplar Street.

TO HAVE AND TO HOLD said interest in the aforesaid lots or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

And William Bernard Seippel does hereby covenant that he has not placed nor suffered to be placed any presently existing liens or encumbrances against said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of himself as Executor of the Estate of Janet Blum Seippel, insofar as it is his duty to do so by virtue of his position as Executor, but no further.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal, the day and year first above written.

ESTATE OF JANET BLUM SEIPPEL

By: William Bernard Seippel (SEAL)  
William Bernard Seippel, Executor  
*executor*

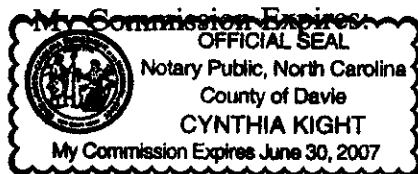
NORTH CAROLINA )

FORSYTH COUNTY )

I, Cynthia Kight, Notary Public in and for Davie County and said State, do hereby certify that **WILLIAM BERNARD SEIPPEL**, as Executor under the Will of JANET BLUM SEIPPEL, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 17th day of September, 2002.

Cynthia Kight  
Notary Public



NORTH CAROLINA           )  
   )  
 FORSYTH COUNTY           )

The foregoing certificate of Cynthia Kight<sup>N.P.</sup> is certified to be correct. This  
 the 25 day of Sept, 2002

Stamps \$   .

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

Probate and filing  
 fee \$        paid

By: P. Boles  
 Deputy/~~Assistant~~ - Register of Deeds

NOTE TO RECORDING PARTY:  
 Please give permanent address of grantee(s)