

**2013018805 00112**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$665.00**

PRESENTED &amp; RECORDED

04/26/2013 12:01:21 PM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPTY

**BK: RE 3119****PG: 1920 - 1921**

Excise Tax: \$665.00

Parcel Identifier No. 6815-59-0765.00

Instrument Prepared by: Andrea L. Hinshaw, PLLC

Mail after recording to: Grantee

Short Description For Index: Lot 6, Block H, Sherwood Forest Sect. 3

**N/A. If initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)**NORTH CAROLINA  
FORSYTH COUNTYNORTH CAROLINA  
SPECIAL WARRANTY DEED

THIS DEED is made this 23 day of April, 2013, by and between Lisa A. Draper, Executor of the Estate of Helen R. Smith, Grantor, and Signature Real Estate, LLC, a North Carolina limited liability company, Grantee, 190 Charlois Blvd., Suite 110A, Winston-Salem, NC 27103.

(The designation of Grantor and Grantee as used herein shall include said parties, their successors and assigns, as required by the 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 or parcel of land situated in Winston Township, County of Forsyth, North Carolina and more particularly described as follows:

**A certain lot or parcel of land located on the South side of Pine Valley Road and being known and designated as Lot No. 6 in Block H as shown on map of Sherwood Forest Section No. 3 recorded in Plat Book 16 page 219 in the office of Register of Deeds of Forsyth County, N.C. Reference to said map is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by Will of Helen R. Smith, said will being probated in Forsyth County in estate file no. 11 E 2369. Helen R. Smith became the sole owner of the property upon the death of her husband, Lawrence N. Smith (Forsyth County in estate file no. 86 E 643). Helen R. Smith and Lawrence N. Smith acquired the property as tenants by the entirety by deed dated March 5, 1956 and recorded March 7, 1956 in the office of the Register of Deeds of Forsyth County, N.C. in Deed Book 723, Page 223.

TO HAVE AND TO HOLD the above-described real property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Wells Jenkins Lucas & Jenkins PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

AND THE GRANTOR covenants with the Grantee that the Grantor is seized of said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Restrictions, easements and rights of way of record.
2. Ad valorem taxes.

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

*Lisa A. Draper* (SEAL)  
 Lisa A. Draper, Executor of the Estate of  
 Helen R. Smith

COUNTY OF Wake, STATE OF North Carolina

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by (choose one) [ ] a current state or federal identification with the principals' photograph in the form of a driver's license, or [X] I have personal knowledge of the identity of the principals, or [ ] a credible witness has sworn to the identity of the principals, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Lisa A. Draper, Executor of the Estate of Helen R. Smith.**

Date: 4-23-13

*Andrea L. Hinshaw*  
 Notary Name: Andrea L. Hinshaw  
 Printed or Typed Name

My commission expires: 09-27-2014

(Official Seal)

