

**2016012144 00008**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX

**\$69.00**

PRESENTED & RECORDED

04/07/2016 08:14:07 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3279**

**PG: 2371 - 2372**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$69.00

Parcel Identifier Number: Tax ID or Block & Lot: 6817-56-6303

Mail/Box to: Grantee at 1959 N Peace Haven Road #231, Winston-Salem, NC 27106

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 54, Block , Section , Phase , Map of George Dewitt Hodgin Estate

THIS DEED made this April 6, 2016 by and between

GRANTOR		GRANTEE
Estate of Mitzi Shelton by Matthew Wayne Shelton, Executor and Sole Beneficiary and his wife, Sonya Leigh Shelton		We Buy Houses Forsyth Inc.
Grantor Address:		Buyer Address:
209 E. Main Street East Bend, NC 27018		1959 N Peace Haven Road #231 Winston-Salem, NC 27106
		Property Address: 4505 Bonbrook Drive Winston-Salem, NC 27106

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 or parcel of land situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as Lot Number 54 as shown on the map of George Dewitt Hodgin Estate, as recorded in Plat Book 14, Page 15 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in 15 E 2025 and Deed Book 1303, Page 1132. Paul D. Shelton predeceased his wife, Mitzi.

A map showing the above described property is recorded in Plat Book 14, Page 15.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2016 ad valorem taxes.

\_\_\_ / \_\_\_ THIS PROPERTY  DOES  DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Estate of Mitzi Shelton

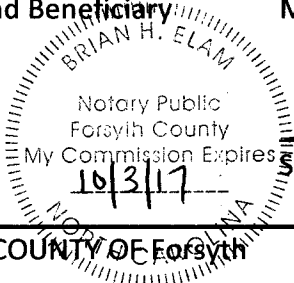
*Matthew Shelton*

Matthew Shelton, Executor and Beneficiary

*Matthew Shelton*

Matthew Shelton

(SEAL)



*Sonya Leigh Shelton*

Sonya Leigh Shelton

(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Matthew Shelton, as Executor and Beneficiary of the Estate of Mitzi Shelton and individually with his spouse, Sonya Leigh Shelton personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 6 day of April, 2016.

My Commission Expires: 10/3/17

*Brian H. Elam*

Brian H. Elam, Notary Public