



2017019224 00163

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$28.00

PRESENTED & RECORDED:
05-18-2017 03:28:00 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3347

PG: 2935-2936

Calendar Box 24

Drafted By: Surratt & Thompson, PLLC

RECORDING TIME

No Title Search by Drafting Attorney

EXCISE TAX \$28.00

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 1273 Lots: 106 Parcel: 6844-45-5383.00
Property Address: 2272 Brindle Street, Winston-Salem, NC 27107.
Mail after recording and future tax bills to: Grantee at _____

NORTH CAROLINA LIMITED WARRANTY DEED

THIS DEED made this 4th day of May, 2017, by and between

GRANTOR

Brenda Hill Evans, Executor of the Estate of
Robert J. Whisenhunt, Deceased

13090 Trinity Road
Trinity, NC 27370

GRANTEE

David Eric Doss, married

2812 Lori Lane
Yadkinville, NC 27055

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

WHEREAS, the Grantor is the duly qualified Executor of the Estate of Robert J. Whisenhunt, Deceased, having qualified as such on the 1st day of August, 2016 (See 16 E 1401); and

WHEREAS, by Order and Confirmation entered in that Special Proceeding brought in the Matter of the Estate of Robert J. Whisenhunt, Deceased, 17 SP 86, Grantor herein is authorized to sell the real property herein conveyed;

NOW, THEREFORE, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to her paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee all of the interest of Robert J. Whisenhunt, Deceased, in and to that certain lot or parcel of land in Winston Township, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the west side of Brindle Street which said iron stake is South 150 feet from the southwest intersection of said Brindle Street with Vogler Street, and running thence on a new line North 89° 15' West 153.8 feet to an iron stake in the east line of Lot No. 12 on the map hereinafter referred to; running thence along the east line of said Lot No. 12 South 0° 45' West 65 feet to an iron stake in the southeast corner of said Lot No. 12; running thence on a new line North 87° 06' East 154.1 feet to an iron stake in the west line of Brindle Street; running thence north with the west line of Brindle Street 55.2 feet to the place of beginning.

The western 51.5 feet of the above described property is substantially all of the southern 65 feet of Lot No. 13 as shown on the revised map of the J. F. Brindle Property of Section No. 13 as shown on the revised map of the J. F. Brindle Property of Section No. 2 recorded in the Office of the Register of Deeds of Forsyth County, N. C., in Plat Book 9 Page 164. And the remaining portion of the above described land is a part of that tract of land shown on the same map as "P. H. Joyner". The above described land is in accordance with a private survey thereof by H. A. Burns, C. C., July 5, 1966.

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee. And the Grantor covenants with the Grantee, that Grantor has the right to convey the same, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, under or on account of the Grantor, as the Executor of the Estate of Robert J. Whisenhunt, Deceased, insofar as it is her duty to do so by virtue of her office as Executor but no further. Save and except easements, restrictions, and rights of way as appear of record.

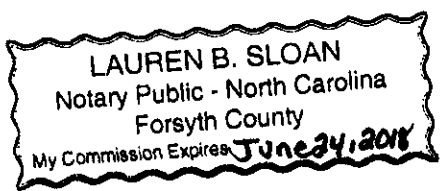
IN WITNESS WHEREOF the Grantor has set her hand and seal the day and year first above written.

Brenda Hill Evans (seal)
Brenda Hill Evans, Executor of the Estate of
of the Estate of Robert J. Whisenhunt, Deceased

STATE OF NORTH CAROLINA)
)
COUNTY OF Forsyth)

I, Lauren B. Sloan, a Notary Public of Forsyth County, North Carolina, do hereby certify that Brenda Hill Evans, Executor of the Estate of Robert J. Whisenhunt, Deceased, personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 4 day of May, 2017.



(SEAL / STAMP)

Lauren B. Sloan
Lauren B. Sloan (print name)
Notary Public

My commission expires: June 24, 2018