

2017023508 00203FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$105.00**

PRESENTED & RECORDED

06/15/2017 04:36:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3352**PG: 3442 - 3445**

Grantor's mailing address: 3879 Ruskin Court, Winston-Salem, NC 27105; this property does not include the primary residence of the Grantor.

Grantee's mailing address: 3 Cordes St., Charleston, SC 29401

Drafted by George A. "Trip" Payne

EXCISE TAX \$ 105.00

NORTH CAROLINA)

NORTH CAROLINA SPECIAL WARRANTY DEED

FORSYTH COUNTY)

OSAW - 113645

THIS DEED made this 8 day of May, 2017, by and between ESTATE OF VIOLA HAIRSTON STERLING; RAY RAYMOND STERLING, JR. and wife, KAREN V. STERLING; CONSWADLO DRAFT (unmarried); JOHNNIE DRAFT, III (unmarried); and SHERBIE ANN DRAFT (unmarried), GRANTOR; and REX RESIDENTIAL PROPERTY OWNER, LLC, GRANTEE.

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 the Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 24, as shown on the map of Rosie Street Homes, recorded in Plat Book 24 at page 11 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property address: 825 Charles Court, Winston-Salem, NC 27107

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: None, except easements and restrictions of record.

Ray Raymond Sterling, Jr., as Executor of the Estate of Viola Hairston Sterling (17 E 489, Forsyth County), states that there is sufficient liquidity in the Estate and joins in this sale and conveyance of the above-described lands to Grantee pursuant to and under the provisions of North Carolina General Statute 28A-17-12(a)(2).

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 VIOLA HARISTON STERLING

By: Ray Raymond Sterling, Jr.
Ray Raymond Sterling, Jr., Administrator

Ray Raymond Sterling, Jr. (SEAL)
Ray Raymond Sterling, Jr.

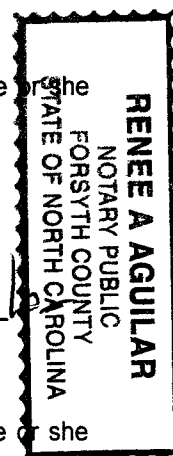
Karen V. Sterling (SEAL)
Karen V. Sterling

NORTH CAROLINA
FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Ray Raymond Sterling, Jr., Administrator of the Estate of Viola Hairston Sterling

Witness my hand and official stamp or seal, this the 9 day of May, 2017.

My Commission Expires: November 4, 2020
Notary Public
Print Notary Name: Renée A. Aguilar

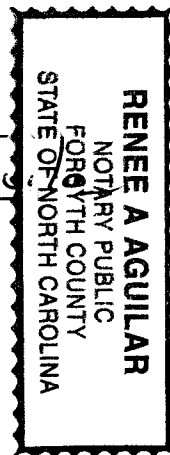


NORTH CAROLINA
FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Ray Raymond Sterling, Jr. and wife, Karen V. Sterling

Witness my hand and official stamp or seal, this the 9 day of May, 2017.

My Commission Expires: November 4, 2020
Notary Public
Print Notary Name: Renée A. Aguilar



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 officer(s), the day and year first above written.

Sherbie Ann Draft (SEAL)
 Sherbie Ann Draft (unmarried)

~~NORTH CAROLINA~~ Illinois
 FORSYTH COUNTY
 COOK

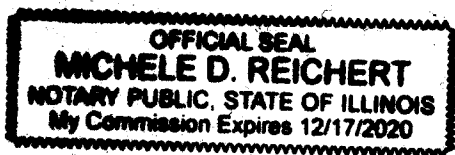
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Sherbie Ann Draft (unmarried)

Witness my hand and official stamp or seal, this the 8th day of May, 2017.

My Commission Expires: December 17, 2020

Michele Reichert
 Notary Public

Print Notary Name: Michele Reichert



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 officer(s), the day and year first above written.

Consuella Draft (SEAL)
Consuella Draft (unmarried)

~~NORTH CAROLINA~~ Tennessee
~~FORSYTH COUNTY~~

Madison *ds*

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Consuella Draft (unmarried)

Witness my hand and official stamp or seal, this the 8th day of May, 2017.

My Commission Expires: 10/24/20

Ryan Murga
Notary Public

Print Notary Name: Ryan Murga

