

2017043439 00185FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$310.00**

PRESENTED & RECORDED

10/30/2017 03:40:06 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3375**PG: 2909 - 2911****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$310.00

Parcel Identifier No.: 6817-36-5963.00 (Block 3460, Lot 306J)

Return after recording to: Kangur & Porter, LLP 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 3226 Midkiff Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index:

THIS DEED, made this the 27th day of October, 2017, by and between **Paige French, Member Congregant, on behalf of St Anne's Episcopal Church as Administrator CTA of the Estate of Betty Webb Moore** (mailing address: 501 Claridge Circle, Winston-Salem, NC 27106), hereinafter referred to as **Grantor**; and, **Christopher L. Spainhour**, unmarried (mailing address: 3226 Midkiff Road, Winston-Salem, NC 27106), hereinafter referred to as **Grantee**.

WITNESSETH:

WHEREAS, Betty Webb Moore (hereinafter referred to as the "Decedent") died on March 3, 2017 seized of the real property described below in fee simple, and the Last Will and Testament of the Decedent has been duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 17 E 667; and,

WHEREAS, Article V of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will") appointed Timothy E. Bowles as Executor of the Estate, who renounced the right to qualify as Executor; and, Paige French, Member Congregant, on behalf of St Anne's Episcopal Church subsequently qualified as Administrator CTA of the Estate; and,

WHEREAS, Article III of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to St. Anne's Episcopal Church, Winston-Salem, NC; and,

WHEREAS, notice to creditors of the estate was published as required by NCGS 28A-14-1.

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

BEGINNING at an iron stake in the West right of way line of Midkiff Road, said iron stake being located South 29° 44' 10" East 119.85 feet from the Southeast corner of Alf H. Anderson's tract as described in Deed Book 1379, page 794, Forsyth County Registry; running thence from said point of Beginning with the West right of way line of Midkiff Road, on a slight curve to the right, said curve having a radius of 703.43 feet, by chord measurement, South 19° 57' 44" East 119.85 feet and by arc measurement, 120 feet; running thence South 71° 14' 53" West 175.59 feet to an iron stake; running thence North 23° 29' 23" West 91.68 feet to an iron stake; running thence North 62° 17' 43" East 182.86 feet to an iron stake in the West right of way line of Midkiff Road, the point and place of BEGINNING, containing 19,080 square feet.

Property Address: 3226 Midkiff Road, Winston-Salem, NC 27106

The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the Decedent by instruments recorded in Book 1769, Page 326, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (17 E 667).

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Paige French, Member Congregant (SEAL)
 Paige French, Member Congregant, on behalf
 of St Anne's Episcopal Church as Administrator CTA
 of the Estate of Betty Webb Moore

State of North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Paige French, Member Congregant, on behalf of St Anne's Episcopal Church as Administrator CTA of the Estate of Betty Webb Moore**, and that by authority duly given and as the act of the Church, she executed the foregoing instrument in its name and on its behalf as its act and deed.

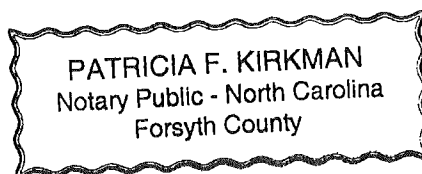
Date: 10.27.17

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman

printed or typed name of notary public



My Commission Expires: 4.29.19