



2018023390 00072
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
06-21-2018 01:03:27 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3411
PG: 442-444

Return to Box: Grantee *Box 134*
Drafted by : R. Michael Wells, Attorney at Law
No title search performed or requested

NORTH CAROLINA)
) **DEED**
FORSYTH COUNTY)

This deed, made this ___th day of May, 2018, by and between **ALISHA MARIE HODGES**, as Executrix of **The Estate of HARRY J. NELSON**, deceased, (Grantor); and **CHRISTOPHER GLENN NELSON**; (Grantees) both of the County of Stokes and State of North Carolina, whose address is 103 Oak Pointe Dr., King, NC 27021.

WITNESSETH:

That whereas, **HARRY J. NELSON**, died, leaving a Last Will and Testament which is duly probated and recorded in the Office of the Clerk of the Superior Court of Stokes County, therein naming **ALISHA MARIE HODGES**, as Executor of said Will. And whereas said will directed that the property located at 4846 Monte Vista Street, Winston Salem, NC should be conveyed to the Grantee herein.

Now therefore, said Grantor, acting as Executor as aforesaid, in consideration of the sum of good and valuable consideration to her in hand paid, the receipt of which is hereby acknowledged, and under authority of the power given her in said will, has bargained and sold and by these presents does grant, bargain, sell and convey unto the said Grantees and their heirs and assigns certain lands belonging to said estate and lying and being in the County of Forsyth and State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Grantor takes property in "as is, where is" condition and subject to any and all repairs.

To have and to hold, the aforesaid tract or parcel of land together with all privileges and appurtenances thereunto belonging to him the said Grantee and his heirs and assigns in fee simple forever.

And the Grantor, acting as executrix, does hereby covenant that he has not placed or suffered to be placed any presently existing lien or encumbrance (except as above stated) on the premises conveyed by this deed and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, or on account of him, but not further.

In Testimony Whereof, said Grantor, acting as Executor as aforesaid, has hereunto set his hand and seal day and year first above written.

Alisha Marie Hodges (SEAL)
ALISHA MARIE HODGES
Estate of Harry J. Nelson

NORTH CAROLINA

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FORSYTH COUNTY

I, the undersigned Notary Public in and for the county and state aforesaid, do hereby certify that ALISHA MARIE HODGES, acting as executrix under the Will of HARRY J. NELSON, deceased, personally appeared before me this day and acknowledged the due execution of the foregoing document for the purposes therein expressed.

Witness my hand and official seal this the 30 day of May, 2018.

Lora Layne Evans
Notary Public
Printed: Lora Layne Evans

My Commission Expires:

10-8-22

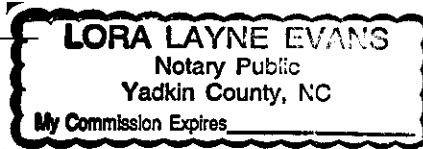


EXHIBIT "A"

Beginning at an iron stake in the west line of Monte Vista Avenue, said stake being 68.5 feet northwardly from the north line of Bristol Street; running thence North 88 degrees West 150 feet to an iron stake in the west line of Lot No. 7; thence with the west line of Lots Nos. 7 and 8 North 4 degrees East 67.5 feet to an iron stake, the northwest corner of Lot No. 8; thence South 88 degrees East 150 feet to an iron stake in the west line of Monte Vista Avenue; thence with the avenue South 4 degrees West 67.5 feet to the BEGINNING; being Lot No. 8 and the North portion of Lot No. 7 on the map of Montes Vista, as recorded in Plat Book 5, Page 102, in the Office of the Register of Deeds of Forsyth County, North Carolina.