

2019024059 00132

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$52.00
PRESENTED & RECORDED
06/24/2019 02:42:57 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3467
PG: 2317 - 2319

Drafted By: Bryan C. Thompson
Surratt Thompson & Ceberio, PLLC

RECORDING TIME

No Title Search by Drafting Attorney

PROBATE AND FILING FEE \$ _____ PAID

EXCISE TAX ~~\$52.00~~

Parcel: 6836-02-8980
Property Address: 1443 Underwood Avenue, Winston-Salem, NC 27105
Mail after recording and future tax bills to: Grantee at _____

NORTH CAROLINA LIMITED WARRANTY DEED

THIS DEED made this 13th day of May, 2019, by and between

GRANTOR

Bryan C. Thompson, Public
Administrator, CTA of the Estate of
Daniel Brewbaker Wyatt, Deceased
210 S Cherry Street
Winston-Salem, NC 27101

GRANTEE

Opportunity Zone Properties, LLC
1443 Underwood Avenue
Winston-Salem, NC 27105

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 and acting Public Administrator, CTA, of the Estate of Daniel Brewbaker Wyatt, Deceased, having qualified as such on the 16th day of July, 2018 (See 15 E 712); and

WHEREAS, the Last Will and Testament of Daniel Brewbaker Wyatt, which was probated by the Forsyth County Clerk of Superior Court, provides the fiduciary of his Estate with the power and authority to sell his real property; and

WHEREAS, the Estate of Daniel Brewbaker Wyatt has insufficient cash assets to fully administer said Estate; and

WHEREAS, the sole heir of the aforesaid Estate has executed a quit claim deed for the real property herein conveyed to the Estate so that the real property may be sold to create assets of the Estate without the necessity of a judicial special proceeding;

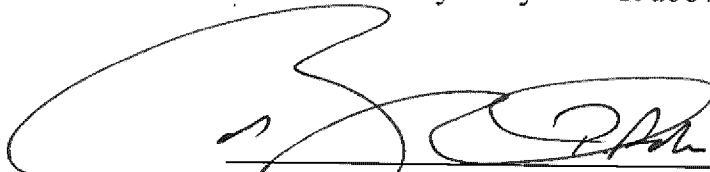
NOW, THEREFORE, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to him paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee, his heirs and /or successors and assigns, that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, under or on account of Grantor as Public Administrator of the Estate of Daniel Brewbaker Wyatt, insofar as it is his duty to do so by virtue of his office as Public Administrator of such Estate, and no further. Save and except easements, restrictions, and rights of way as appear of record.

submitted electronically by "Cecil & Cecil, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

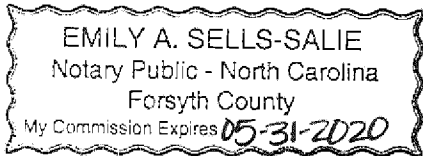
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.


Bryan C. Thompson, Public Administrator,
CTA of the Estate of Daniel Brewbaker Wyatt,
Deceased

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina, do hereby certify that Bryan C. Thompson, Public Administrator, CTA personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 13th day of MAY, 2019.



(Seal/Stamp)

Emily A Sells-Salie
Notary Public

My commission expires: 05-31-2020

Exhibit A

Bring Known and Designated as **Lot 11, in Block F**, as shown on the Map showing Subdivision in Part only of the **W. F. SNIPES ESTATE**, as recorded in **Plat Book 3, page 32**, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. For further reference see Book 1725 page 2852 and Book 2574 page 144, Forsyth County Registry. PIN: 6836-02-8980, Forsyth County Tax Records.