

2019028025 00183FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00PRESENTED & RECORDED
07/18/2019 04:25:31 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY**BK: RE 3471****PG: 4055 - 4057****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: ~~\$120.00~~ 40.⁰⁰ *BLK*Parcel Identifier Number: 6857-32-6051 Tax ID or Block & Lot: BLOCK 3311 LOT 055Mail/Box to: Grantee at 3647 Sheppard Hill Rd., Kernersville, NC 27284-8284This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 55, Section 2 of Williston

THIS DEED made this July 10, 2019 by and between

GRANTOR		GRANTEE
Estate of Kathryn J Midgette		
Forsyth County 18 E 1334 by		HOPE Properties I LLC
Diane Chapman Oakley as Executrix, and		
Diane Chapman Oakley and spouse,		
James T. Oakley, Jr.		
		Buyer Address:
Grantor Address:		
		3647 Sheppard Hill Rd.
3265 Winthrop Street		Kernersville, NC 27284-8284
Walkertown, NC 27051		
		Property Address:
Post Office Box 1273		5140 Visto Lindo Court
Walkertown, NC 27051		Winston Salem, NC 27101

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 55 as shown on Map of Williston, Section 2 recorded in Plat Book 23, page 156 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Donald Gray Caudle died May 12, 2000, a resident of Dare County, North Carolina. Kathryn J. Caudle married Hermond L. Midgette, Sr. on November 24, 2001. Hermond L. Midgette died July 23, 2009, a resident of Forsyth County, North Carolina; Estate File 09E187. Kathryn Jackson Midgette died a resident of Forsyth County, North Carolina on April 5, 2018 Estate file 18E1334.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2689, Page 728.

A map showing the above described property is recorded in Plat Book 23, Page 156.

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: 2018 Ad Valorem Taxes are due and delinquent in the amount of \$834.30

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 Kathryn J Midgette Forsyth County 18 E 1334

By: Diane Chapman Oakley
Diane Chapman Oakley, Executrix

Diane Chapman Oakley (SEAL)
Diane Chapman Oakley

James T. Oakley, Jr. (SEAL)
James T. Oakley, Jr.

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Davidson County, do hereby certify that Diane Chapman Oakley and spouse, James T. Oakley, Jr. personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 11th day of July, 2019.

My Commission Expires: 3-26-22

Aspen Bare
Notary Public

Aspen Bare
Notary Public
Davidson County, NC
My Commission Expires:
3-26-22

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Davidson County, do hereby certify that Diane Chapman Oakley, Executrix of the Estate of Kathryn J Midgette Forsyth County 18 E 1334 personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 11th day of July, 2019.

My Commission Expires: 3-26-22

Aspen Bare
Notary Public

Aspen Bare
Notary Public
Davidson County, NC
My Commission Expires:
3-26-22