



2020000425 00053

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$170.00

PRESENTED & RECORDED:  
01-06-2020 10:46:47 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY

BK: RE 3501  
PG: 2646-2647

ADMINISTRATRIX'S DEED

NORTH CAROLINA  
FORSYTH COUNTY

Excise Tax: \$170.00

Tax Parcel No.: 6818-10-1175.000

ENVELOPE

This instrument prepared by: John M. Thomas, Attorney at Law, George B. Daniel, P.A.,  
P.O. Box 999, Yanceyville, North Carolina 27379

Return after recording to the Grantee at: 5909 Allison Road, Pelham, NC 27311

The following information is included pursuant to N.C.G.S. §105-317.2:

Address of Grantor: 5909 Allison Road, Pelham, NC 27311

Address of Grantee: 5909 Allison Road, Pelham, NC 27311

The property conveyed is not the principal residence of the Grantor or of the late Keith Levon Henderson, deceased

**T**HIS DEED, made this 2<sup>nd</sup> day of January, 2020, by SYLVIA BURGESS HENDERSON, Administratrix of the Estate of Keith Levon Henderson, deceased, as Grantor; to SYLVIA BURGESS HENDERSON, of Caswell County, North Carolina, hereinafter referred to as 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 whereas Keith Levon Henderson died intestate on or about on January 31, 2019, a resident of Caswell County, North Carolina, and owned the following described real property at the time of his death; and

Whereas, Sylvia Burgess Henderson, has qualified and is serving as the Administratrix of the Estate of Keith Levon Henderson, having been appointed by the Clerk of Superior Court of Caswell County on February 27, 2019; and

Whereas, Sylvia Burgess Henderson, as Administratrix as aforesaid petitioned the Clerk of Superior Court of Forsyth County in the Special Proceeding entitled "Sylvia Burgess Henderson, Administratrix of the Estate of Keith Levon Henderson, deceased, Petitioner, vs. Cynthia Davis, unmarried, Lakisha Ford, unmarried, Kenyon Ford, unmarried, and Keith Reshawn Johnson, unmarried, Respondents" (File No. 19 SP 759) to sell the hereinafter described real property in order to pay the claims and debts of the estate and the costs of administration; and

Whereas, Sylvia Burgess Henderson as Administratrix as aforesaid was directed under an order entered by the Honorable Jonathan Leonard, Assistant Clerk of Superior Court of Forsyth County, North Carolina, in the above referenced Special Proceeding, to sell the property hereinafter described by private sale; and

WHEREAS, Sylvia Burgess Henderson, Administratrix, did offer the land hereinafter described by a private sale and Sylvia Burgess Henderson submitted a Bid for the appraised value of the property in the sum of \$85,000.00, and said Sylvia Burgess Henderson, Administratrix filed a Report of Sale in the above-mentioned Special Proceeding on the 3<sup>rd</sup> day of December, 2019, as by law required; and that no further advance or upset bid has been made, filed or received within the time allowed by law; and

WHEREAS, the sale has been confirmed, and Sylvia Burgess Henderson, Administratrix, has been

ordered to execute a deed to the purchaser upon payment of the purchase money.

Now, in consideration of the premises and the sum of \$85,000.00, receipt of which is hereby acknowledged, Sylvia Burgess Henderson, Administratrix, does, by these presents, hereby bargain, sell, grant, and convey to the Grantee, and her successors, heirs and assigns, that property situated in the City of Winston-Salem, North Carolina, Forsyth County, North Carolina, and described as follows:

BEING: all of Lot 6, Winona Heights Subdivision, recorded in Map Book 25, Page 180 in the Forsyth County Public Registry.

Property address: 5450 Mesa Court, Winston-Salem, NC 27106

**TITLE NOT EXAMINED BY PREPARER OF DEED**

This conveyance is made subject to the 2020 Forsyth County property taxes. To have and to hold the aforesaid tract of land, to the Grantee and her successors, heirs and assigns forever, in as full and ample manner as Sylvia Burgess Henderson, Administratrix, is authorized and empowered to convey the same.

In witness whereof, Sylvia Burgess Henderson, Administratrix, has hereunto set her hand and seal.

Sylvia Burgess Henderson (SEAL)  
Sylvia Burgess Henderson, Administratrix

STATE OF NORTH CAROLINA, COUNTY OF CASWELL

I, a Notary Public of the State and County aforesaid, certify that Sylvia Burgess Henderson, Administratrix of the Estate of Keith Levon Henderson, deceased personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2 day of January, 2019.

My commission expires: 8-10-2020

Donna B Johnson  
Notary Public

Donna B Johnson  
Typed/printed name of Notary Public

DONNA B. JOHNSON  
NOTARY PUBLIC  
CASWELL COUNTY, NC