



2020007588 00037

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-25-2020 09:47:43 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3509

PG: 2180-2184

Original To:

Timothy Whicker

Total excise tax due: Exempt

Prepared by:

Timothy Lee Whicker

4825 Talley Road

Walkertown, N.C. 27051

336-705-0236

Return to:

Timothy Lee Whicker

4825 Talley Road

Walkertown, N.C. 27051

Mail tax statements to:

Timothy Lee Whicker

4825 Talley Road

Walkertown, N.C. 27051

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

EXECUTOR'S DEED

This deed made this 13th day of February , 2020 by and between the grantor,

Timothy Lee Whicker

as Executor of the Estate of Karen Cline Whicker

and the grantee,

Timothy Lee Whicker, a widower of Karen Cline Whicker

4825 Talley Road

Walkertown, N.C. 27051

WITNESSETH: Whereas, Karen Cline Whicker

the Last Will and Testament of Karen Cline Whicker

duly probated and is recorded in the Office of the Clerk of Superior Court of FORSYTH COUNTY

County, North Carolina, Estate File Number 18 E 1893 ; and,

died on December 8, 2017 , and

, (hereinafter called "will) has been

WHEREAS, the will appoints Timothy Lee Whicker

as Executor and he has so qualified; and

WHEREAS, provisions of the will, further described in Exhibit A, authorize the Executor to sell real property.

WHEREAS, it has been determined by the Executor that in accordance with the provisions of the will and in the best interests of the Estate, the real property described below shall be sold to the grantee.

NOW, THEREFORE, the grantor, for and in consideration of good consideration

in hand 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:

Block 4635 Lot 018 J Note: See deed on file Forsyth County Deed Book 1717 Page 1367

And commonly known as: 5048 Fleetwood Circle, Winston-Salem, N.C. 27106

Parcel ID: 5896-85-6911

THIS CONVEYANCE is made subject to:

All rights of ingress, egress and regress across easements recorded in Deed Book 1717 Page 1367 of Forsyth County, North Carolina

Source of title:

The property herein described was acquired by the grantor through instrument recorded in Deed Book 1717 Page 1367 of Forsyth County, North Carolina on the 29th day of May 1991.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereto belonging to the grantee, his heirs, successors, and assigns, in fee simple.

And the said Timothy Lee Whicker, as Executor of the Estate of
 Karen Cline Whicker, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under, or on account of the Estate of Karen Cline Whicker, insofar as it is his duty to do by virtue of his office as Executor, but no further.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

Signature: Timothy Lee Whicker
 Timothy Lee Whicker, Executor of
 the Estate of Karen Cline Whicker

Signature: _____
 _____, Executor of
 the Estate of

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

NORTH CAROLINA

Forsyth COUNTY

I, Bruce D. Miller, do hereby certify that
Timothy Lee Whicker

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 20th day of Feb., 2020.

Bruce D. Miller
 Signature

Title: Notary Public

Commission Expires 9/26/23

BRUCE D. MILLER
 Notary Public - North Carolina
 Forsyth County

Exhibit A

The Last Will and Testament of Karen Cline Whicker as duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, Estate File Number 18 E 1893, granted to the Executor the powers as set forth in the North Carolina General Statutes the authority to sell, transfer and convey the real property as described in Deed Book 1717 Page 1367 (copy attached hereto as Exhibit B) of Forsyth County, North Carolina and listed in the Forsyth County Tax Books as Block 4635 Lot 018 J, Parcel ID: 5896-85-6911 located at 5048 Fleetwood Circle, Winston-Salem, North Carolina 27106.

Exhibit B

V

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BK1717 P1367

Drafted by: DAVID H. CAFFEY

Mail to: Grantee, 5441 Robinhood Road Winston-Salem, NC 27106
(Name) (Street and Number) (City) (State) (Zip)

Mail future tax bills to: _____
(Name) (Street and Number) (City) (State) (Zip)

THIS DEED, Made this the 29th day of May, 19 91
 by JAMES D. CLINE and wife, BETTY L. CLINE

GIFT DEED

D. H. C.

parties of the first part, to KAREN CLINE JEUNE

part Y of the second part;

Witnesseth That the said parties of the first part, in consideration of (\$ 10.00 ovc) Ten Dollars and
Other Valuable Consideration to them paid by the said part Y of the second

part, the receipt of which is hereby acknowledged, they have bargained and sold, and by these presents do
 bargain, sell and convey unto the said part Y of the second part and her heirs a tract or parcel of

land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

BEGINNING on an iron stake at the northeast corner of James D. Cline's 1.49 acre tract from H. W. Cline as described in the deed of 11/22/74 and registered in Forsyth County Deed Book 1137, page 1728; running thence with the said 1.49 acre tract the following two (2) courses and distances: South 14° 04' West 279.27 feet to a bolt; thence North 67° 09' West 115.63 feet to an iron stake, a new corner by said James D. Cline; thence, a new line by said Cline, North 15° 21' 14" East 272.04 feet to a point in the north line of the said 1.49 acre tract, said point being the southern terminus of the center-line of a 15-foot access right of way; thence, with the north line of the said 1.49 acre tract, South 70° 28' East 101.13 feet to the place of BEGINNING, containing 0.703 acres, more or less, and being a parcel from the east side of James D. Cline's 1.49 acre tract.

Granted also herein is the right of ingress, egress and regress over and across a strip of land 12.5 feet in width, said strip being more particularly described as follows: BEGINNING on a point in the center of a 15-foot access right of way running southwardly from Fleetwood Circle, said point being the northwest corner of the above-described 0.787 acre tract; running thence with the west line of said 0.703 acre tract, South 15° 21' 14" West 60.0 feet to a point; thence North 74° 38' 46" West 12.50 feet to a point; thence North 15° 21' 14" East 60.91 feet to a point in the north line of James D. Cline's 1.49 acre tract; thence with said Cline, South 70° 28' East 12.53 feet to the place of BEGINNING.

Retained herein by the grantors is the right of ingress, egress and regress over and across a strip of land described as follows: BEGINNING on a point in the center of a 15-foot access right of way running southwardly from Fleetwood Circle, said point being the northwest corner of the above-described 0.787 acre tract; running thence with the north line of James D. Cline's 1.49 acre tract, South 70° 28' East 12.53 feet to a point; thence South 15° 21' 14" West 59.09 feet to a point; thence North 74° 38' 46" West 12.50 feet to a point in the West line of the said 0.703 acre tract; thence with said west line, North 15° 21' 14" East 60.0 feet to the place of BEGINNING, according to a survey drawn by Steve Lineback, R.L.S. L-1367.

PROPERTY ADDRESS 5050 Fleetwood Circle, Winston-Salem, NC 27106 block 4635 lot 18E

The above and was conveyed to grantor by _____, See Book No. _____ Page _____

BK1717 PT368

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereto belonging to the said part Y of the second part and her heirs and assigns forever.

And the said part ies of the first part do covenant that they is/are seised of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever, save and except easements and restrictions of record, if any, and 1991 ad valorem taxes.

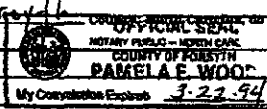
IN TESTIMONY WHEREOF the said part ies of the first part have hereunto set their hand s and seal s

James D. Cline
JAMES D. CLINE

Betty L. Cline
BETTY L. CLINE

STATE OF NORTH CAROLINA Forsyth County

I, Pamela E. Wood a Notary Public of Forsyth County, North Carolina, do hereby certify that James D. Cline and wife, Betty L. Cline



grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial stamp or seal). Witness my hand and notarial seal this the 3rd day of June 19 91
My commission expires March 22 19 94 P. E. W. Notary Public

STATE OF NORTH CAROLINA, _____ County

I, _____ a Notary Public of _____ County, North Carolina, do hereby certify that _____

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial stamp or seal). Witness my hand and notarial seal this the _____ day of _____ 19 ____
My commission expires _____ 19 ____ Notary Public

STATE OF NORTH CAROLINA--Forsyth County

I, _____ a Notary Public of Forsyth County, North Carolina, do hereby certify that _____ and his wife _____

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Seal). Witness my hand and notarial seal this the _____ day of _____ 19 ____
My commission expires _____ 19 ____ Notary Public

STATE OF NORTH CAROLINA--Forsyth County

The foregoing (or annexed) certificate of Pamela E. Wood N.P. Forsyth (here give name and official title of the officer signing the certificate sealed upon)

is (are) certified to be correct. This the 5 day of June A.D. 19 91

Probate and Filing Fee \$ 8.00 paid.

L. E. Speas, Register of Deeds
By Joan Alden Deputy Assistant

Depd

TO

Insert brief description here to be used on Register of Deeds Index

PRESENTED FOR
RECORD
INDEXED

91 JK-0 P300

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.